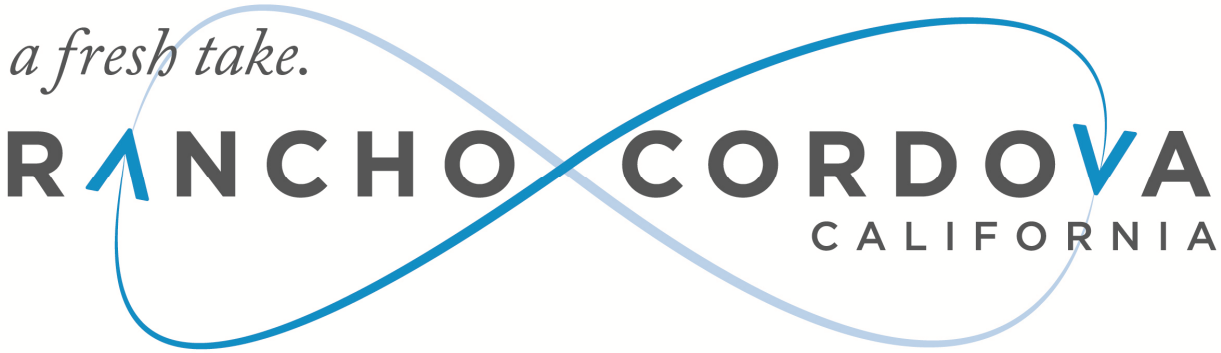
CITY OF RANCHO CORDOVA



CITY COUNCIL MEETING

Monday, November 19, 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

CITY COUNCIL MEETING

City Hall
2729 Prospect Park Drive, Rancho Cordova

Monday, November 19, 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 United Methodist Church of Rancho Cordova will give the invocation.

5. PRESENTATIONS

5.1 Community Enhancement Fund Checks Presented to: 1) Rancho Cordova Parade Committee; 2) Folsom Cordova Community Partnership; 3) Meals on Wheels by ACC; 4) Rancho Cordova Chamber of Commerce; and 5) PRO Youth and Families.

5.2 Proclamation Declaring November 24, 2018 as Small Business Saturday Presented to Diann Rogers, President & CEO of the Rancho Cordova Chamber of Commerce.

5.3 California Capital Airshow Presentation by the Board of Directors.

5.4 Council Member Sanders' Birthday on November 25, 2018.

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 from the November 5, 2018 Regular City Council Meeting.

9.2 **Subject:** A Resolution Authorizing the City Manager to Execute Contract Change Order No. 161-2017-4 in an Amount Not to Exceed $84,929.24 With Pacific Infrastructure Construction, LLC and to Increase the Contract Amount From $2,917,603.17 to $3,002,532.41 for the Mather Rails to Trails Project.
Recommendation: Adopt the Resolution.
Result of Recommended Action: Adoption of this Resolution will authorize the City Manager to execute Contract Change Order (CCO) No. 161-2017-4 with Pacific Infrastructure Construction, LLC in the amount of $84,929.24 and to increase the contract amount from $2,917,603.17 to $3,002,532.41 for the Mather Rails to Trails Project.
Staff Report: Albert Stricker, Public Works Director and Edgar Medina, Senior Civil Engineer.
Advances Goals: 1, 2, and 5.

9.3 **Subject:** A Resolution Awarding Construction Contract No. 45-2018 in an Amount Not to Exceed $342,569 With Sierra National Construction, Inc. for the Neighborhood Traffic Management Program Phase 5 Project CP15-2135.
Recommendation: Adopt the Resolution.
Result of Recommended Action: Adoption of this Resolution will authorize the City Manager to execute construction Contract No. 45-2018 with Sierra National Construction, Inc. in an amount not to exceed $342,569 to construct the Neighborhood Traffic Management Program Phase 5 (NTMP) Project CP15-2135.
Staff Report: Albert Stricker, Public Works Director and Ben Chan, Assistant Civil Engineer.
Advances Goals: 1, 2, and 5.

9.4 **Subject:** Annexation of the Sunridge Village Project to the City of Rancho Cordova Community Facilities District No. 2014-2 (Street, Lighting and Landscape Maintenance).
Recommendation: Adopt the Resolution.
Result of Recommended Action: Adoption of the Resolution approves Annexation Map No. 4 for the Sunridge Village Project to Community Facilities District No. 2014-2 (Street Lighting and Road Maintenance) (hereinafter "CFD No. 2014-2"), and approves the recording of the annexation map and the Notice of Special Tax Lien.
Staff Report: Elizabeth Sparkman, Community Development Director and Jeanette Cervantes, Management Technician.
Advances Goal: 5.

9.5 **Subject:** A Resolution Declaring City's Intention to Impose an Annual Stormwater Utility Fee for the Maintenance of Storm Drainage and Flood Protection Systems for the Sunridge Village Project.
Recommendation: Adopt a Resolution designating a time and place for hearing protests in connection with the Annual Stormwater Utility Fee for the Sunridge Village Project.
Result of Recommended Action: Action on this item will declare the Council's intention to impose the annual Stormwater Utility Fee for the maintenance of the storm drainage and flood protection system for the Sunridge Village project and sets a public hearing for December 3, 2018 on the matter.
Staff Report: Elizabeth Sparkman, Community Development Director and Jeanette Cervantes, Management Technician.
Advances Goal: 5.

9.6 **Subject:** A Resolution Declaring the Results of the Mail Ballot Election Relating to the Imposition of the Annual Stormwater Utility Fee on the European Parts Depot Project in the City of Rancho Cordova.
Recommendation: Adopt the Resolution declaring the results of the mail ballot election relating to the imposition of the annual Stormwater Utility Fee on the European Parts Depot Project.
Result of Recommended Action: Adoption of the Resolution will declare the results of the ballot tabulation in connection with the imposition of the annual Stormwater Utility Fee on the European Parts Depot Project. If majority approval exists, the City Council may impose the Annual Stormwater Utility Fee on the European Parts Depot Project pursuant to the Fee Ordinance. If there is no majority approval, the Stormwater Utility Fee shall not be imposed for the project.
Staff Report: Elizabeth Sparkman, Community Development Director and Jeanette Cervantes, Management Technician.
Advances Goal: 5.

10. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

NONE.

11. PUBLIC HEARING ITEMS

11.1 **Subject:** Rivergate Quick Quack Car Wash Conditional Use Permit and Minor Design Review Permit; Project No. DD9808 – Located Within the Rivergate Shopping Center.
Recommendation: That Council
1) Determine the project Exempt per Sections 15303 and 15332, of the CEQA

Guidelines; and
2) Adopt the Resolution for Rivergate Quick Quack car wash Conditional Use Permit and Minor Design Review.
Results of Recommended Action: Adoption of the Resolution would approve the Conditional Use Permit and Minor Design Review to include a drive-through car wash with parking, vacuums, lighting, and landscaping within the Rivergate Shopping Center. Approval would allow the applicant to pursue necessary building permits for new construction.
Staff Report: June Cowles, Senior Planner.
Advances Goals: 1, 2, and 6.

12. REGULAR CALENDAR ITEMS

12.1 **Subject:** Consider Modifications to Existing Rancho Cordova Economic Development Programs.
Recommendation: Consider adoption of three Resolutions 1) Making modifications to the Rancho Cordova Commercial Façade Improvement Grant Program; 2) Making modifications to the Rancho Cordova Economic Development Business Incentive Program; and 3) Rescinding the Rancho Cordova Economic Development Revolving Loan Fund Program.
Result of Recommended Action: Adoption of the first two Resolutions will authorize the City Manager to approve incentives which comply with the Rancho Cordova Economic Development Commercial Façade Improvement Grant Program and the Rancho Cordova Economic Development Business Incentive Program, as modified therein. Adoption of the third Resolution will rescind the Rancho Cordova Economic Development Revolving Loan Fund Program.
Staff Report: Amanda Norton, Economic Development Manager.
Advances Goals: 1 and 6.

13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

14. ADJOURNMENT

ADDITIONAL INFORMATION

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

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

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

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

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

UPCOMING MEETINGS	
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
Monday, January 7	CANCELLED REGULAR MEETING
Tuesday, January 8	5:30 PM Special Meeting/Work Session
Tuesday, January 22	5:30 PM Regular Meeting (Tuesday due to Holiday)
Tuesday, January 29	5:30 PM Special Meeting/Work Session

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

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

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

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

CERTIFICATION OF POSTING OF AGENDA

I, Stacy Leitner, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the Monday, November 19, 2018 Regular Meeting of the Rancho Cordova City Council was posted and available for review on November 15, 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.cityofranchocordova.org.

Signed November 15, 2018 at Rancho Cordova, California.

Stacy Leitner, City Clerk

CITY COUNCIL MEETING

City Hall
2729 Prospect Park Drive, Rancho Cordova

Monday, November 05, 2018

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

DRAFT MINUTES

1. REGULAR MEETING - CALL TO ORDER / ROLL CALL

Mayor Budge called the Regular meeting to order in the David B. Roberts Council Chamber at 5:40 PM.

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

Council Members Absent: Terry (arrived at 5:41 PM).

Staff Members Present: Abhar, Cuffe, Delaney, Downton, Hendrickson, Juran, Leitner, Leonardich, Lindgren, Schelldorf, Simpson, Sparkman, Stricker, Tomlinson, Wassom, Weber.

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedule.

3. PLEDGE OF ALLEGIANCE

Patrick Larkin, Cordova Recreation and Parks District Administrator, led the pledge.

4. INVOCATION

Chaplain Michael Garren from the U.S. Department of Veterans Affairs gave the invocation.

5. PRESENTATIONS

Council Member Terry arrived at 5:41 PM.

5.1 Community Enhancement Fund Grant Check Presentations to: 1) Rancho Cordova Police Activities League (PAL), 2) Rancho Cordova Homeless Assistance Resource Team, 3) Sierra Service Project, 4) Whisker Warriors Animal Defense Fund, 5) 916 Ink.

5.2 ~~Introduction of New School Principals and Assistant Principals Serving the Rancho Cordova Community.~~

Council Member Gatewood recused himself from item 5.3 due to a financial conflict of interest.

5.3 Cordova Park & Recreation Hagan Pool Replacement Project Update, by District Administrator, Patrick Larkin and District Consultant, LPA, Inc.

Council Member Gatewood returned to the dais.

5.4 New Employee Introductions: Public Works Director Albert Stricker Introduced Public Works Administrative Assistant Dzan Tomlinson. Community Development Director Elizabeth Sparkman Introduced Building Technician Dawn Hendrickson.

6. PUBLIC COMMENT

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

1. Carol Limbaga
2. Sharon Judy
3. Walt Myers
4. Angel Ball
5. Carol Wilfley
6. Linda Dockter
7. Greg Ball
8. Joyce Rosenberg
9. Maureen Nelson

Mayor Budge closed the public comment period.

7. COUNCIL REPORTS

Council reported on events since the last meeting.

8. CITY MANAGER'S REPORT

City Manager Cyrus Abhar gave his report.

9. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

ACTION: Motion to approve items 9.1 through 9.5 and 9.7 by Terry second by Gatewood; Motion passed with a 5:0 vote.

9.1 **Subject:** Adopt Meeting Minutes of October 9, 2018 and October 15, 2018 Regular and Special City Council Meetings.
Recommendation: Adopt Minutes.

9.2 **Subject:** An Ordinance Establishing a Special Tax Zone No. 24 for Transit-Related Services for European Parts Depot Project.
Recommendation: Waive the second reading and adopt the Ordinance.
Result of Recommended Action: Adoption of the Ordinance will assist the City in meeting the costs of providing transit-related services by creating a Special Tax Area Zone No. 24 and establishing a Special Tax for transit-related services for the European Parts Depot project.
Staff Report: Elizabeth Sparkman, Community Development Director and Jeanette Cervantes, Management Technician.
Advances Goal: 5.

9.3 **Subject:** First Amendment to the Development Agreement Relative to Anthology at Anatolia.
Recommendation: Waive the second reading and adopt the Ordinance.
Result of Recommended Action: Adoption of the Ordinance would approve a First Amendment to the Development Agreement relative to the Anthology at Anatolia residential project to adjust the park development and park renovation fees to current rates and extend the agreement term to December 31, 2028.
Staff Report: Elizabeth Sparkman, Community Development Director.
Advances Goals: 1, 2, and 5.

9.4 **Subject:** Ordinances Amending Title 16 Building and Construction and Title 22 Land Development of the Rancho Cordova Municipal Code Related to the South Sacramento Habitat Conservation Plan (SSHCP).
Recommendation: Waive the second reading and adopt:
1. The Aquatic Protection Ordinance adding Chapter 16.94, Sections 16.94.010 through Section 16.94.110 to Title 16 of the Rancho Cordova Municipal Code
2. The Fee Ordinance adding Chapter 22.45, Sections 22.45.010 through 22.45.201 to Title 22 of the Rancho Cordova Municipal Code.
Result of Recommended Action: Adoption of the SSHCP and its associated components (including these Ordinances) by all Plan Permittees, and the South Sacramento Conservation Agency (SSCA), will set the stage for issuance of the Incidental Take Permit (ITP) by the United States Fish and Wildlife Service (USFWS).
Staff Report: Elizabeth Sparkman, Community Development Director and Darcy Goulart, Planning Manager.
Advances Goals: 1, 2, and 5.

9.5 **Subject:** A Resolution Accepting a Tobacco Law Enforcement Grant from the State of California Department of Justice (DOJ) in the amount of $42,468 and Authorizing City Manager to Execute a Grant Agreement.
Recommendation: Adopt Resolution.
Result of Recommended Action: The Rancho Cordova Police Department will accept $42,468 in grant money from the Tobacco Law Enforcement Grant Program administered by DOJ to undertake education and enforcement of tobacco laws with a focus on general enforcement at on-sale and off-sale problem establishments.
Staff Report: Chris Pittman, Chief of Police.
Advances Goals: 1 and 2.

9.6 **Subject:** A Resolution Approving the Final Map For Douglas 98 Phase 1, Subdivision No. FM-2018-004-02 and Execution of the Subdivision Improvement Agreement
Recommendation: Adopt the Resolution.
Result of Recommended Action: Approval of the Resolution will result in the City entering into Subdivision Improvement Agreement Contract No. 194-2018 (Attachment 2) guaranteeing the construction of public roads and utilities with Woodside 05N, LP and the recording of the final subdivision map for Douglas 98 Phase 1, creating 230 new residentially zoned lots, 2 park sites and 7 paseo lots located south of Douglas Road and west of Grant Line Road.
Staff Report: Albert Stricker, Public Works Director and Marilyn Phelps, Assistant Land Surveyor.
Advances Goals: 1 and 2.

ACTION: Council discussed the item with City staff. Motion to approve items 9.6 by Budge second by Terry; Motion passed with a 5:0 vote.

9.7 **Subject:** Treasurer's Report - September 30, 2018.
Recommendation: This report is informational only. It is recommended that the City Council receive and file the September 30, 2018 Treasurer's Report.
Result of Recommended Action: The Treasurer's Report is required to be submitted to the City Council at least quarterly in accordance with California Government Code Section 53600 et. seq. The purpose of the Treasurer's Report is to update the City Council and the public on the status of the City's cash balances and investments, and highlight material changes from one period to another. The scope of this report covers the second quarter of this calendar year, ending September 30, 2018, and is in compliance with the State's reporting requirements.
Staff Report: Kim Juran-Karageorgiou, Administrative Services Director.
Advances Goals: 4.

10. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

10.1 **Subject:** An Ordinance Amending Chapter 17.04 of the Rancho Cordova Municipal Code Relating to the Adoption of the State Fire Code with Local Amendments.
Recommendation: Waive the second reading and adopt the Ordinance.
Result of Recommended Action: Adoption of amendments to the State Fire Code, as determined by the Fire Marshall of the Sacramento Metropolitan Fire District, and the Building Official of the City Building & Safety Division. These amendments are determined to be necessary to provide specialized service to the citizens of Rancho Cordova.
Staff Report: Joseph Cuffe, City Building Official.
Advances Goals: 2 and 5.

Mayor Budge opened the Public Hearing. Seeing no speakers, Mayor Budge closed the Public Hearing.

ACTION: Motion to approve item 10.1 by Terry second by Gatewood; Motion passed with a 5:0 vote.

11. PUBLIC HEARING ITEMS

11.1 **Subject:** Tax Equity and Fiscal Responsibility Act (TEFRA) Hearing for Financing of San Juan Soccer Club Improvements.

Recommendation: That the City Council conduct a TEFRA hearing and adopt the attached Resolution approving the issuance, by the California Municipal Finance Authority ("CMFA"), of a Tax-Exempt Loan for the San Juan Soccer Club ("Club" or "Borrower") in an aggregate principal amount not to exceed $4,300,000 for the purpose of financing and refinancing the acquisition, construction, improvement and equipping of various educational and administrative facilities.
Result of Recommended Action: CMFA will issue a tax-exempt loan (not to exceed $4,300,000) on behalf of the Club.
Staff Report: Kim Juran-Karageorgiou, Administrative Services Director.

Mayor Budge opened the Public Hearing. Seeing no speakers, Mayor Budge closed the Public Hearing.

ACTION: Motion to approve item 10.1 by Terry second by Gatewood; Motion passed with a 5:0 vote.

12. REGULAR CALENDAR ITEMS

Cyrus Abhar, City Manager, recused himself from item 12.2 due to a financial conflict of interest.

12.2 **Subject:** A Resolution of the City Council of the City of Rancho Cordova Approving a 5% Performance Incentive Payment and An Amended and Restated Employment Agreement Between the City and Cyrus Abhar for Service as City Manager and a Resolution of the City Council of the City of Rancho Cordova Approving the Amended Full Time Employee Salary Schedule.
Recommendation: 1) Adopt a Resolution, approving: i) a 5% performance incentive payment, ii) an Amended and Restated Employment Agreement with City Manager, Cyrus Abhar, increasing his annual salary by 5% to $258,152.33 and iii) the City Manager salary schedule; and 2) Adopt a Resolution approving the amended full time employee salary schedule.
Result of Recommended Action: Adoption of the first Resolution will authorize the Mayor to execute the Amended and Restated Employment Agreement ("Agreement") with City Manager, Cyrus Abhar, establishing terms and conditions of his employment; authorize payment of the 5% performance incentive payment; and also adopt the City Manager salary schedule based on the amended contract. Adoption of the second Resolution will implement the changes to the full time employee salary schedule.
Staff Report: Adam Lindgren, City Attorney.
Advances Goals: 1, 2, 3, 4, 5 and 6.

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

Cyrus Abhar, City Manager, returned to the dais.

12.1 **Subject:** 2019 City Council Meeting Schedule.
Recommendation: Adopt the Resolution.
Result of Recommended Action: Confirm the 2019 Rancho Cordova City Council meeting schedule.
Staff Report: Stacy Leitner, City Clerk.
Advances Goals: 1, 3 and 5.

ACTION: Motion to approve item 12.1 by Terry second by McGarvey; Motion passed with a 5:0 vote.

13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

14. ADJOURNMENT

Mayor Budge adjourned the meeting at 7:50 PM in honor of Lorine and Ernest Conrad.

_____
Stacy Leitner, City Clerk

MEMORANDUM

DATE: November 19, 2018

TO: Honorable Mayor and Council Members

FROM: Albert Stricker, Public Works Director and Edgar Medina, Senior Civil Engineer

SUBJECT: **A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT CHANGE ORDER NO. 161-2017-4 IN AN AMOUNT NOT TO EXCEED $84,929.24 WITH PACIFIC INFRASTRUCTURE CONSTRUCTION, LLC AND TO INCREASE THE CONTRACT AMOUNT FROM $2,917,603.17 TO $3,002,532.41 FOR THE MATHER RAILS TO TRAILS PROJECT**

RECOMMENDATION

Adopt Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of this Resolution will authorize the City Manager to execute Contract Change Order (CCO) No. 161-2017-4 with Pacific Infrastructure Construction, LLC in the amount of $84,929.24 and to increase the contract amount from $2,917,603.17 to $3,002,532.41 for the Mather Rails to Trails Project.

BACKGROUND

Council approved execution of Contract No. 161-2017 on November 20, 2017 for the Mather Rails to Trails Project in the amount of $2,658,131.80. The work includes construction of a new pedestrian traffic signal, asphalt concrete bike trail, concrete trail on existing Union Pacific Railroad (UPRR) bridge, trail lighting, landscaping, slurry seal, striping, and other incidental work as required. The project area is located along existing UPRR corridor from Mather Field Road and Mills Station to Mather Blvd. The project will allow for pedestrian and bike connectivity for safer travel through this area.

Per Rancho Cordova Municipal Code, Section 3.60.110 C, the City Manager has given the authority to approve change orders for this project up to 10% of the original contract value. Three change orders were previously approved under the City Manager's signature authority for work including additional asphalt concrete, water connection fees, import of soil, and electrical connection modifications. The total value of the prior change orders were $259,471.37 that increased the contract value to $2,917,603.17.

CCO No. 4 is the subject of this staff report. CCO No. 4 covers labor and materials for additional landscaping, irrigation, wayfinding signs and tree trimming. The total value of CCO No. 4 is $84,929.24, which exceeds the City Manager's signature authority. This change order represents the final close out contract amount with Pacific Infrastructure Construction LLC.

FISCAL IMPACT

There is no impact to the City's General Fund. If approved by Council, the additional funds would be paid through available unencumbered Traffic Impact Fees for the project. The additional costs are covered under the existing project budget.

ATTACHMENTS

1. Resolution
2. Contract Change Order No. 161-2017-4

ATTACHMENT 1

CITY OF RANCHO CORDOVA

RESOLUTION NO. XXX-2018

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT CHANGE ORDER NO. 4 IN AN AMOUNT NOT TO EXCEED $84,929.24 WITH PACIFIC INFRASTRUCTURE CONSTRUCTION, LLC AND TO INCREASE THE CONTRACT AMOUNT FROM $2,917,603.17 TO $3,002,532.41 FOR THE MATHER RAILS TO TRAILS PROJECT

WHEREAS, on November 20, 2017 the City awarded the Mather Rails to Trails Project to the lowest responsive bidder, Pacific Infrastructure Construction, LLC, in the amount of $2,658,131.80 (Contract 161-2017); and

WHEREAS, previously approved Contract Change Orders No. 1, 2 and 3 in the total amount of $259,471.37 increased the construction contract to $2,917,603.17; and

WHEREAS, it is necessary to modify the plans and specifications with Change Order No. 4 (161-2017-4) in the total amount of $84,929.24 and increase the construction contract to $3,002,532.41; and

WHEREAS, the work includes labor and materials for additional landscaping, irrigation, wayfinding signs, tree trimming and other incidental work as required; and

WHEREAS, Change Order No.4 exceeds the amount the City Manager is authorized to approve; and

WHEREAS, the additional requested funding is available through 2018/2019 Traffic Impact Fees; and

WHEREAS, this project was reviewed under the requirements of the California Environmental Quality Act as part of the City's Capital Improvement Plan via Council approval of Resolution 100-2015 on August 3, 2015 and is exempt from further review.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize the City Manager to execute Contract Change Order No. 4 with Pacific Infrastructure Construction, LLC in the amount of $84,929.24 and to increase the contract from $2,917,603.17 to $3,002,532.41 for the Mather Rails to Trails Project.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 19th day of November, 2018 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTACHMENT 1

_____
Linda Budge, Mayor

ATTEST:

_____
Stacy Leitner, City Clerk

Project Name:
Mather Rails to Trails Project

CITY OF RANCHO CORDOVA

Contract Change Order No. 4

City Contract No. 161-2017

To: **Pacific Infrastructure Construction.** You are hereby directed to make the herein described changes from the plans and specifications or do the following described work not included in the plans and specifications on this contract.

Description of work to be done, quantities and prices to be paid. Unless otherwise stated, rates for rental of equipment cover only such time as equipment is actually used and no allowance will be made for idle time.

Change requested by: **Engineer**

Extra Work at Agreed Lump Sum

1.	PCO#18 – Contractor modified steel signs as directed by City. See Attachment #1. Non-Compensable time extension of 24 working days granted for this delay.	**INCREASE:**	**$3,563.00**
2.	PCO#19 – Contractor furnished and installed 6ea way finding signs as shown on Attachment #2.	**INCREASE:**	**$2,394.00**
3.	PCO#23 – Contractor furnished and installed 2ea bike pumps for bike repair stations.	**INCREASE:**	**$1,774.00**
4.	PCO#25 – Contractor furnished and installed modified R61-30(CA) sign for mast arm at Mills Station.	**INCREASE:**	**$520.00**
5.	PCO#26 – City agrees to reimburse contractor to provide CHP officers during night work on bridge over highway.	**INCREASE:**	**$4,570.00**
6.	PCO#27 – Shade structure color upgrade – City requested custom color for 3ea shade structures.	**INCREASE:**	**$1,849.00**
7.	Credit associated with not installing irrigation system on west side of bike path, south of Croydon.	**DECREASE:**	**($3,300.00)**

Extra Work at Force Account

8.	PCO#24 – Contractor installed new irrigation and planted additional trees. See Attachment #3.	**INCREASE:**	**$43,817.00**

Adjustment to Bid Item Quantities and Contract Change Order No. 3

9.	The following bid item quantities and Contract Change Order No. 3 are adjusted based on field measurements and clerical error in Contract Change Order No. 3. See Attachment #4.	**INCREASE:**	**$29,742.24**

Total Cost of Change: $84,929.24

Contract Summation:

Original Contract:	**$2,658,131.80**	Total Change Orders:	**$344,400.61**	New Contract Cost Total:	**$3,002,532.41**

By reason of this order the time of completion will be adjusted as follows: **24 working days**

Submitted by: _____ Construction Manager/Resident Engineer City of Rancho Cordova Date: _____

Recommend Approval by: _____ Project Manager City of Rancho Cordova Date: _____

Approved by: _____ Public Works Director City of Rancho Cordova Date: _____

Project Name:
Mather Rails to Trails Project

CITY OF RANCHO CORDOVA

Contract Change Order No. 4

City Contract No. 161-2017

We, the undersigned Contractor, have given careful consideration to the change proposed and all of its impacts, both direct and indirect, and hereby agree, if this proposal is approved, that we will provide all equipment, furnish all materials, except as may otherwise be noted above, and perform all services necessary for the work above specified, and will accept as full payment therefor the prices and time extensions shown above.

Acceptance Date: _____ Contractor: _____

By: _____ Title: _____

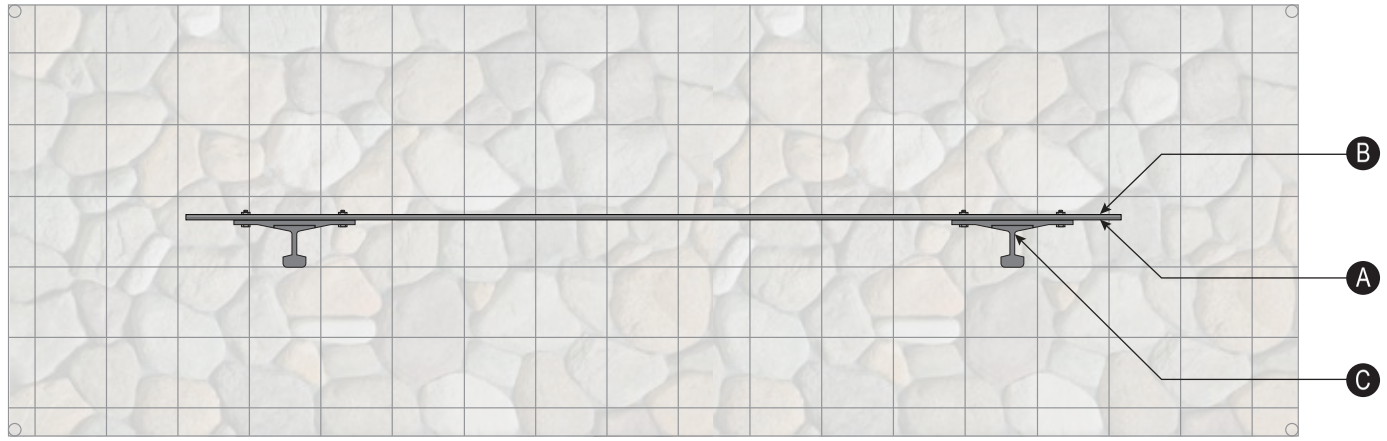
If the Contractor does not sign acceptance of this order, his attention is directed to the requirements of the specifications as to proceeding with the ordered work and filing a written protest within the time therein specified.

Original to: *Contractor*
City Clerk

Copies to: *Resident Engineer*
City Project Manager

_____
City Manager or Designee Date
City of Rancho Cordova

DESCRIPTION: Monument Steel Sign Panels



PLAN VIEW

MATERIALS SCHEDULE

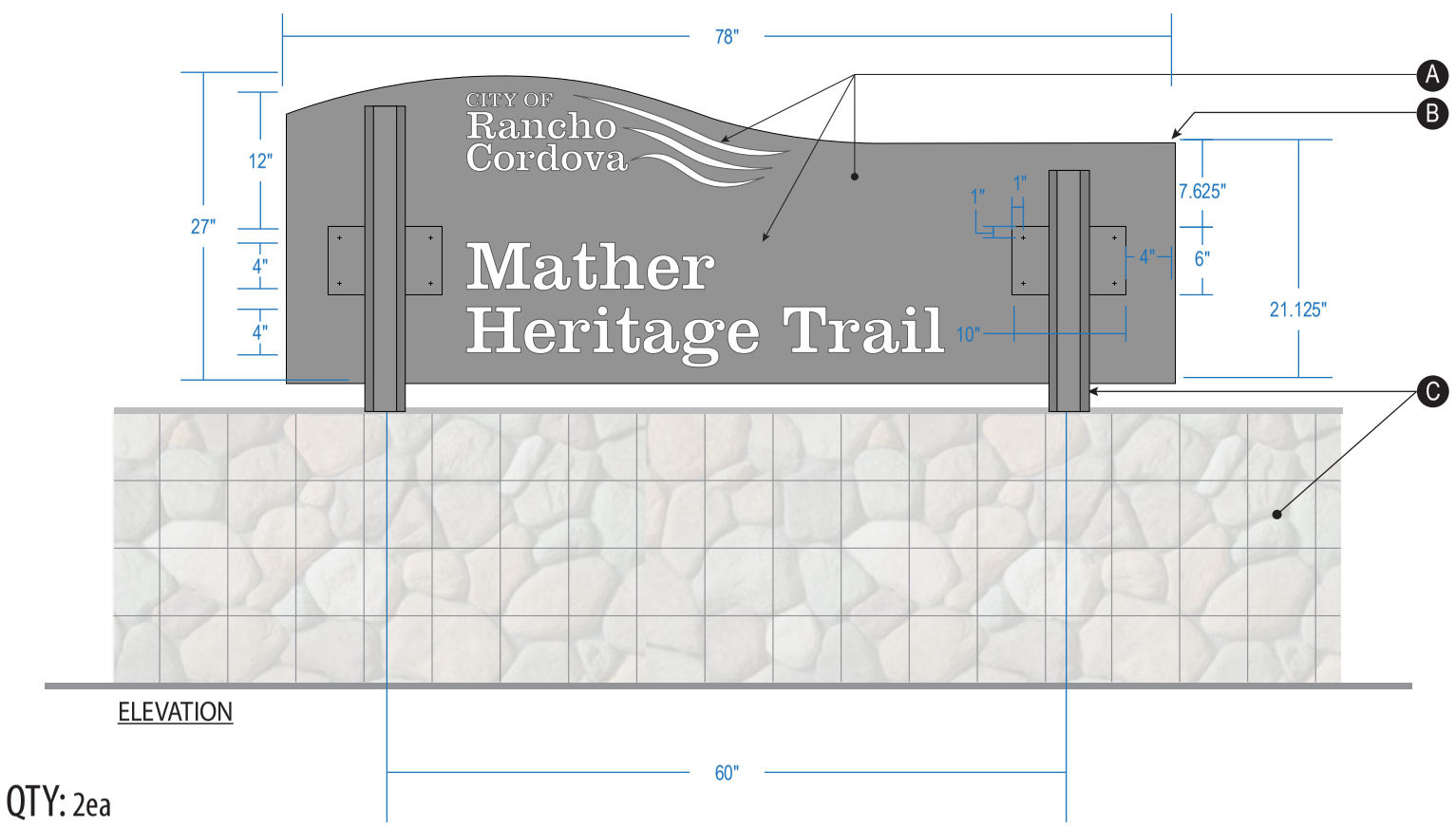
- **A** .125" THICK (A36) STEEL FACE PANEL w/ WATER-JET CUT CITY SEAL LOGO & COPY "MATHER HERITAGE TRAIL". PANEL AND LETTER CENTERS ADHERED TO BACKER w/ LORD 20119 ADHESIVE. PANELS ARE PRE-DRILLED FOR RAILROAD TRACK PLATES (by others)
- **B** .375" THICK (A36) STEEL PANEL BACKER
- **C** RAILROAD TRACK POST & BRACKETS, GABION ROCK BASE (by others)

FINISH SCHEDULE

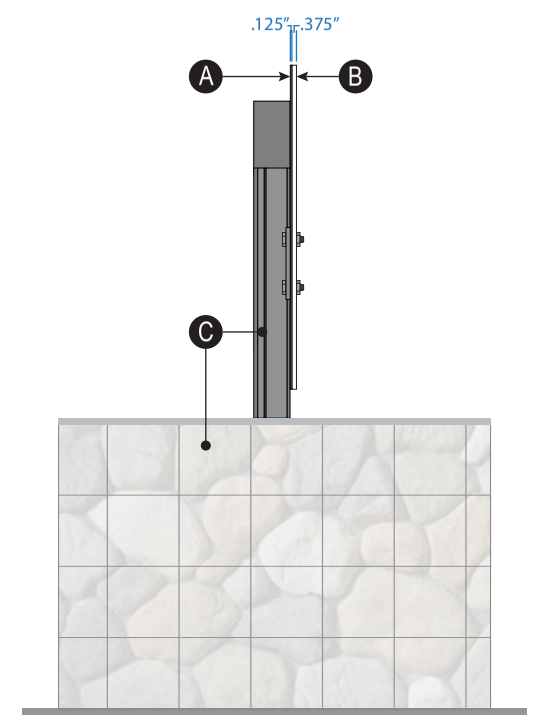
D1

DIRECT DIGITAL PRINT

*ALL COLOR SPECS TO BE VERIFIED

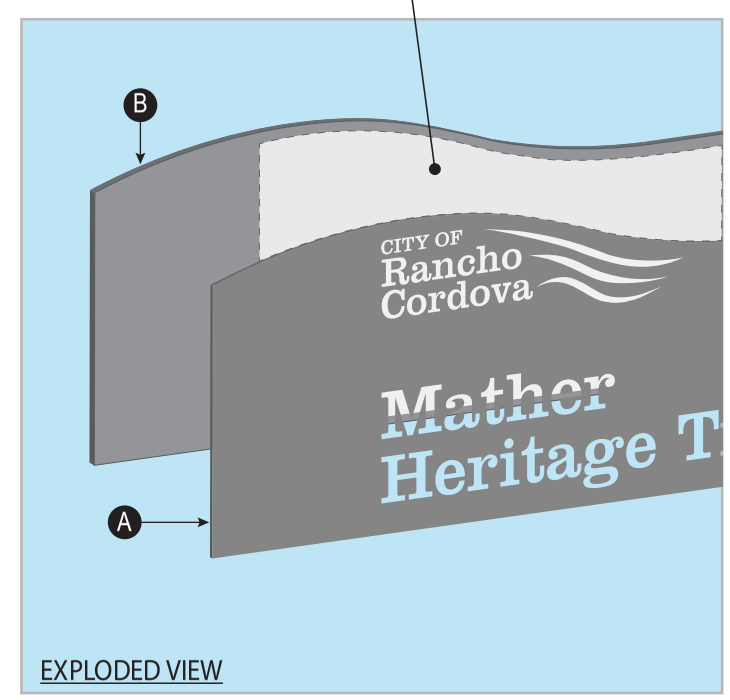


ELEVATION



SECTION VIEW

BACKER PAINTED WHITE ONLY IN AREA BEHIND CUTOUT LETTERING



EXPLODED VIEW

QTY: 2ea

SCALE: 3/4"=1'-0"

NOTE: MOUNTING HOLES PRE-DRILLED BY CUSTOMER PRIOR TO INSTALL

Ellis&Ellis SIGN SYSTEMS
Phone/916.924.1936 1111 Joellis Way
Fax/916.924.3133 Sacramento, CA 95815
Contractors License #545167

Project: Mather Rails and Trails

Address:

All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by and the property of Ellis & Ellis, and were created, evolved and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever, without the written permission of Ellis & Ellis.

Date: 6.27.18

Revisions

A: 07.06.18 BR B: 07.11.18

C: 07.30.18 D: 08.08.18

E: 08.13.18 F: 00.00.00

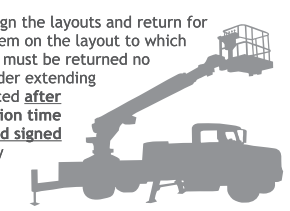
Quote# Order#6768

Designer: Tony W. Sales Rep: Mike T.

Sales Rep. Approval for Production

X Date

Please check spelling and layouts. If approved, sign the layouts and return for production. If there are changes, please note them on the layout to which they pertain and send back for revision. Layouts must be returned no more than 72 hours after receipt, or a change order extending contract time will be issued. All signs are produced after the approval of shop drawings by client. **Production time will be 6-8 weeks after layouts are received and signed without any changes.** Any signs made incorrectly due to inaccurate client-approved drawings will not be the responsibility of Ellis & Ellis.



This document is submitted for review/approval of all aspects including; layout spelling, context / content, grammar, graphics, etc. By signing, I acknowledge my review / approval and further acknowledge that any requested revisions may result in additional charges. Written dimensions on these drawing shall have precedence over scaled dimensions.

Tenant Signature Date

Landlord Signature Date

This sign is intended to be installed in accordance with the requirements of article 600 of the national electrical code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Electrical requirements client is responsible for;
1) Electrical must be within 6ft of sign.
2) Must have bonded earth ground from electrical panel to sign location.
3) N.E.C. requires dedicated circuits for signs.
4) No roof penetrations.

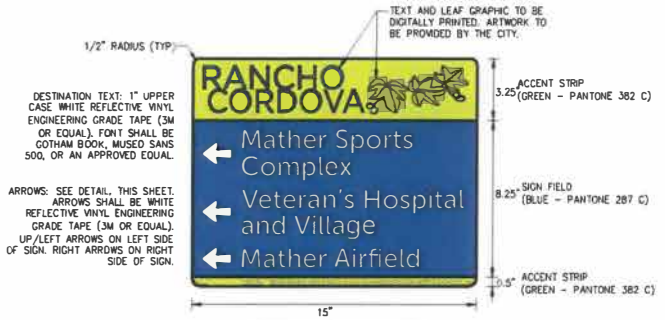
Landlord Signature Date

ellissigns.com

PEDESTRIAN SCALE - WAY FINDING SIGN CONCEPTS

MATHER RAILS TO TRAILS

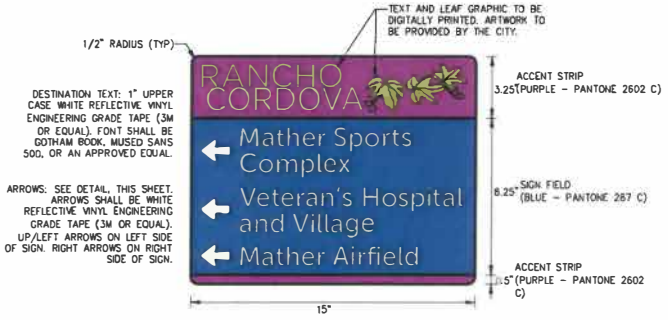
RANCHO CORDOVA, CALIFORNIA
AUGUST, 2018



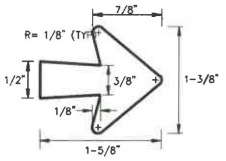
HORIZONTAL WAYFINDING SIGN
GREEN ACCENT

NOTES:

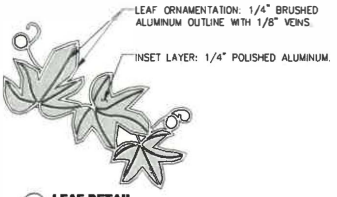
1) SIGN SHALL BE ALUMINUM PANEL, 0.125" THICK, WITH POWDERCOAT EGGSHELL FINISH.
2) SIGN SHALL BE COMPLIANT WITH CBC IIB-703.
3) ALL HARDWARE SHALL BE CONCEALED.



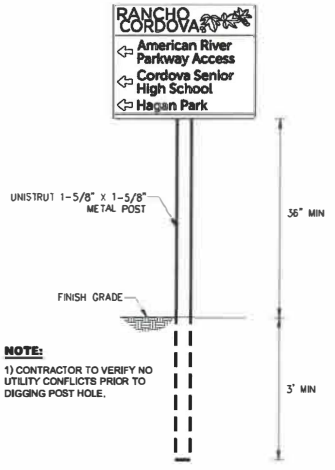
HORIZONTAL WAYFINDING SIGN
PURPLE ACCENT



2 ARROW DETAIL
1" = 3/4"



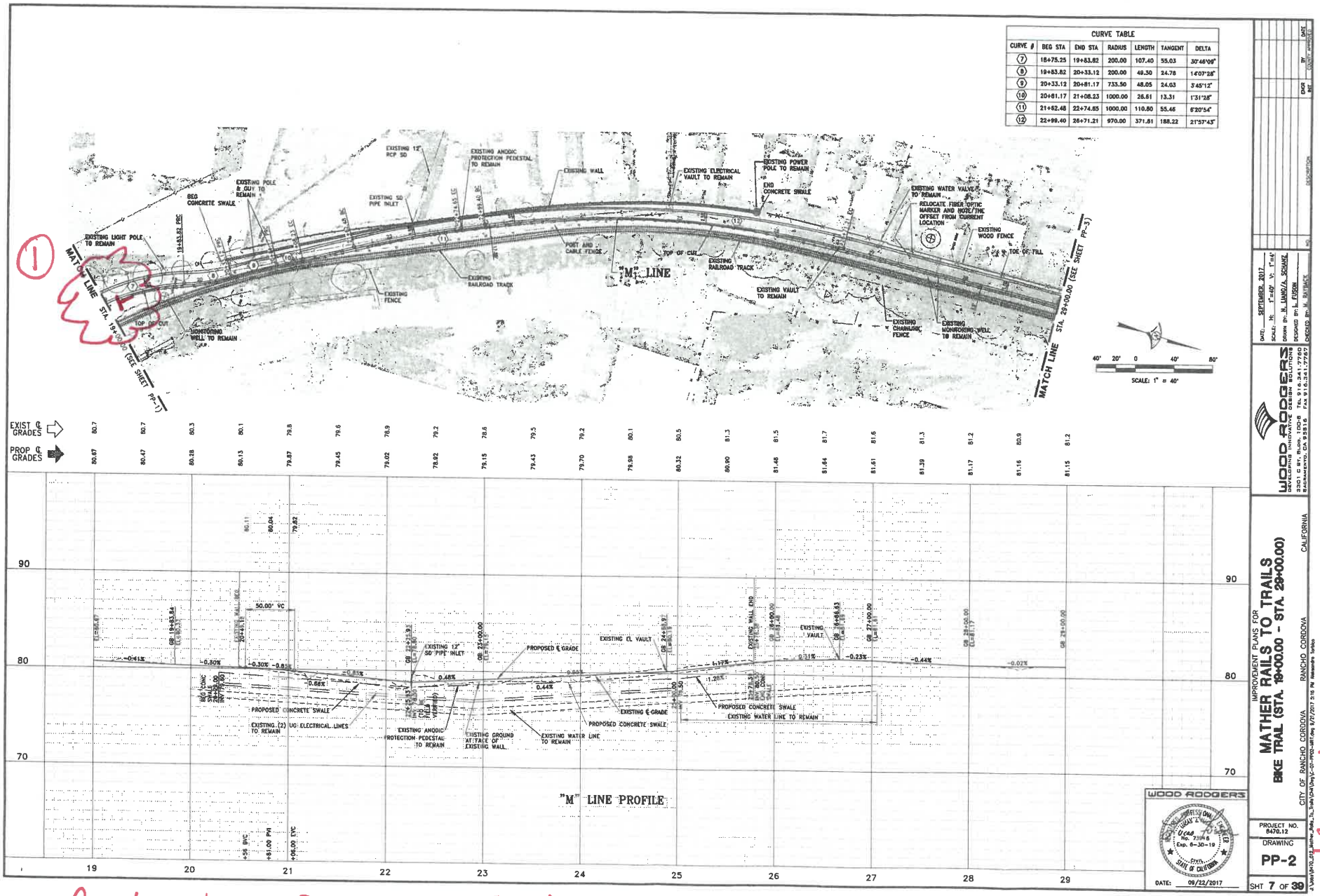
3 LEAF DETAIL
No Scale



NOTE:

1) CONTRACTOR TO VERIFY NO UTILITY CONFLICTS PRIOR TO DIGGING POST HOLE.

5 WOOD POST
N.T.S.



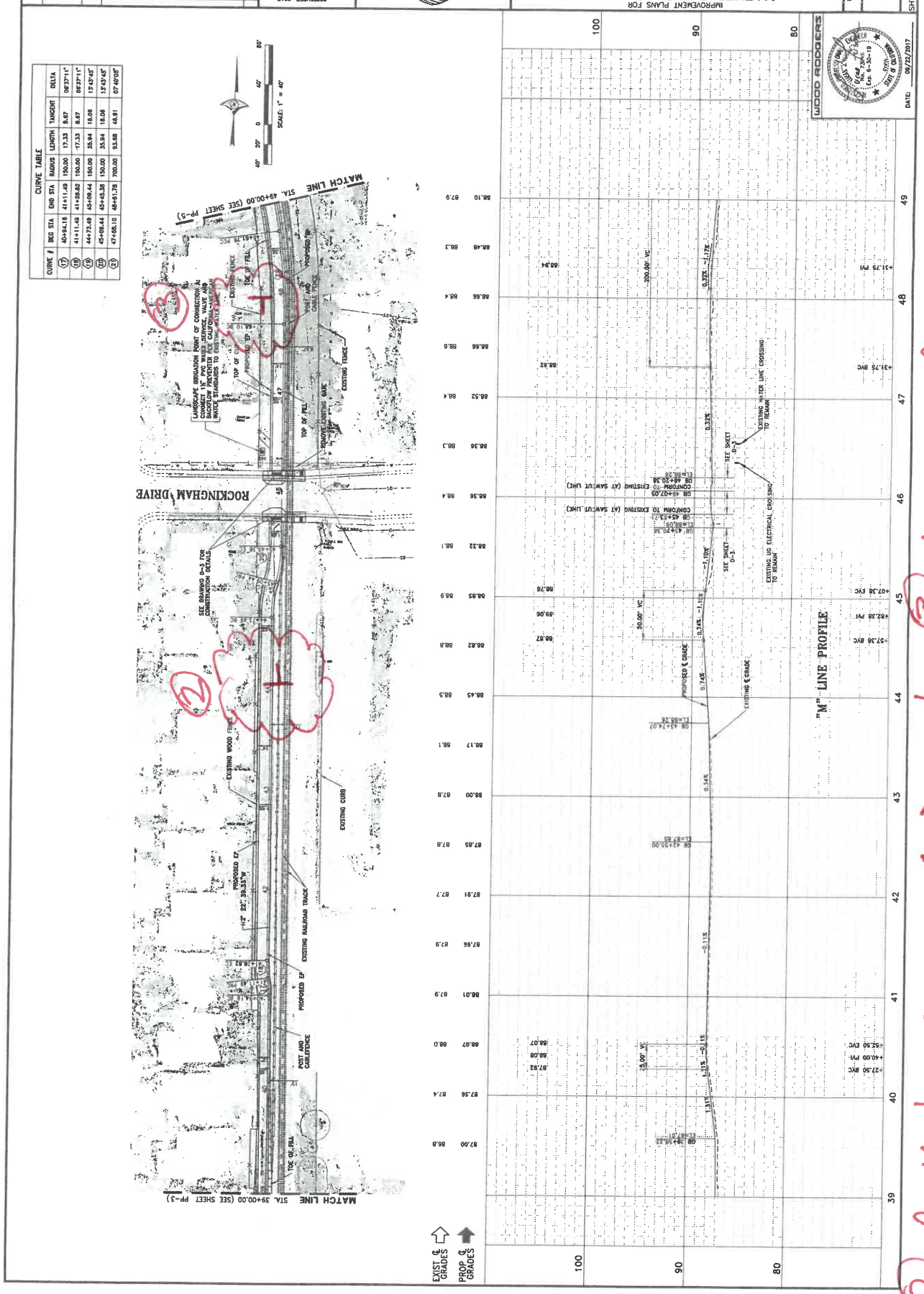
① Rockingham Dr 0.5mi
Folsom Lake College 1.3mi
Mills Station

Pro#19

ATTACHMENT 2 15

Pg. 5 of 10

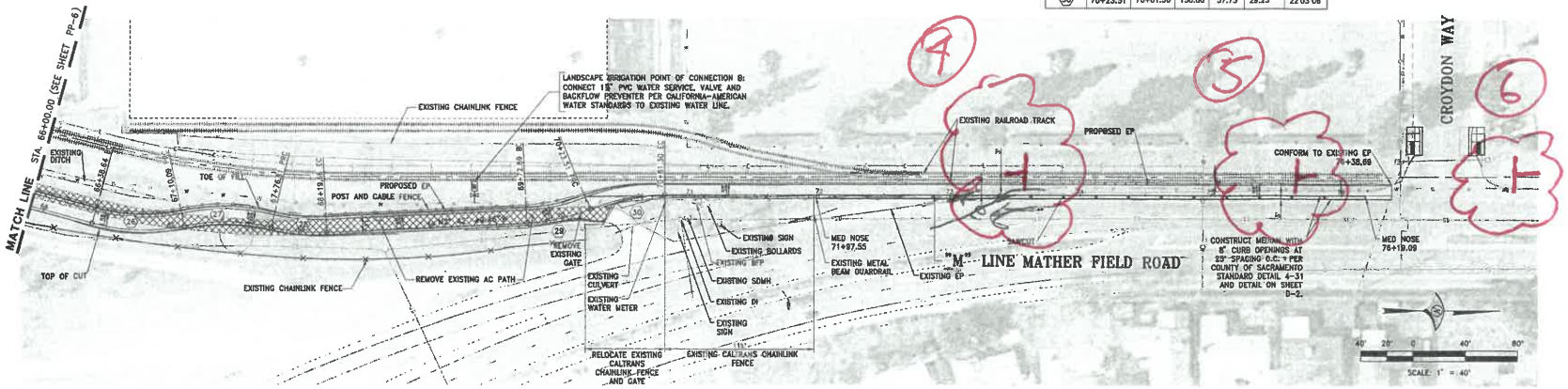
PC #19 3/4

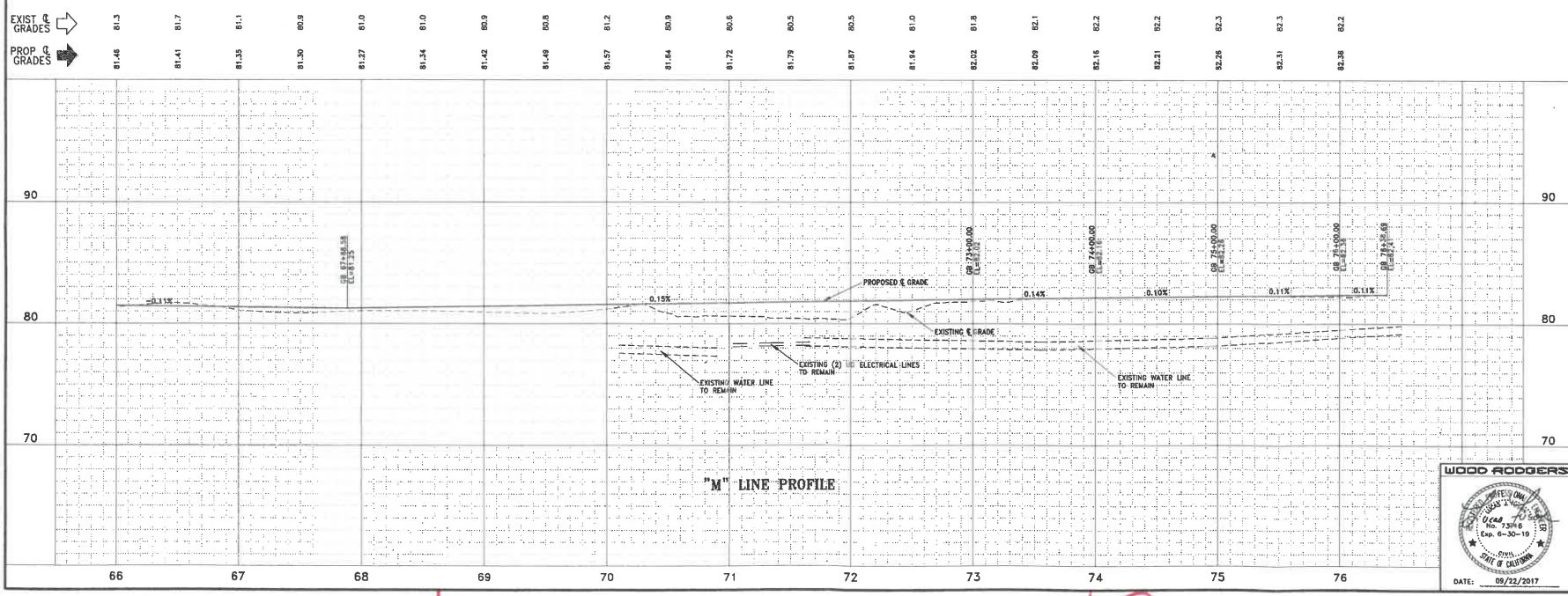

MATHER RAILS TO TRAILS
BIKE TRAIL (STA 39+00.00 - STA. 49+00.00)
IMPROVEMENT PLANS FOR
CITY OF RANCHO CORDOVA
RANCHO CORDOVA
CALIFORNIA
PROJECT NO. 8470.12
DRAWING PP-4
SHT 9 OF 30
WOOD RODGERS
DATE: 09/22/2017
SCALE: 1" = 40'
CURVE TABLE
CURVE # | BEG STA | END STA | RADIUS | LENGTH | TANGENT | DELTA
(17) 40+94.18 41+11.49 150.00 17.33 8.67 06°37'11"
(18) 41+11.49 41+28.82 150.00 17.33 8.67 06°37'11"
(19) 44+73.49 45+09.44 150.00 35.94 18.06 13°43'45"
(20) 45+09.44 45+45.38 150.00 35.94 18.06 13°43'45"
(21) 47+08.10 48+61.78 700.00 53.68 46.81 07°46'05"
MATCH LINE STA. 49+00.00 (SEE SHEET PP-5)
MATCH LINE STA. 39+00.00 (SEE SHEET PP-3)
ROCKINGHAM DRIVE
"M" LINE PROFILE
EXIST ℄ GRADES
PROP ℄ GRADES
3 Rockingham Dr. ↔ Old Placerville Rd 0.5 mi Mather Blvd 0.6 mi
2 Rockingham Dr ↔ Folsom Lake College 0.9 mi Mills Station

LEGEND:

EXISTING AS PATH REMOVAL

CURVE TABLE						
CURVE #	BEG STA	END STA	RADIUS	LENGTH	TANGENT	DELTA
26	66+38.64	67+10.09	150.00	71.45	36.41	27°17'26"
27	67+10.09	67+76.81	150.00	66.72	33.92	25°29'08"
28	67+76.81	68+19.66	150.00	42.84	21.57	16°21'55"
29	69+72.89	70+23.51	150.00	50.59	25.54	19°19'23"
30	70+23.51	70+81.30	150.00	57.73	29.23	22°03'06"





WOOD RODGERS

DATE: 09/22/2017

DATE: SEPTEMBER, 2017
SCALE: H: 1"=40' V: 1"=4'
DRAWN BY: J. LIANG/A. SCHAWZ
DESIGNED BY: L. FUSON
CHECKED BY: M. BARTASEK

WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
3301 C ST., BLDG. 100-B SACRAMENTO, CA 95816
TEL 916.341.7760 FAX 916.341.7767

IMPROVEMENT PLANS FOR
MATHER RAILS TO TRAILS
BIKE TRAIL (STA. 66+00.00 - STA. 76+48.62)
CITY OF RANCHO CORDOVA RANCHO CORDOVA CALIFORNIA

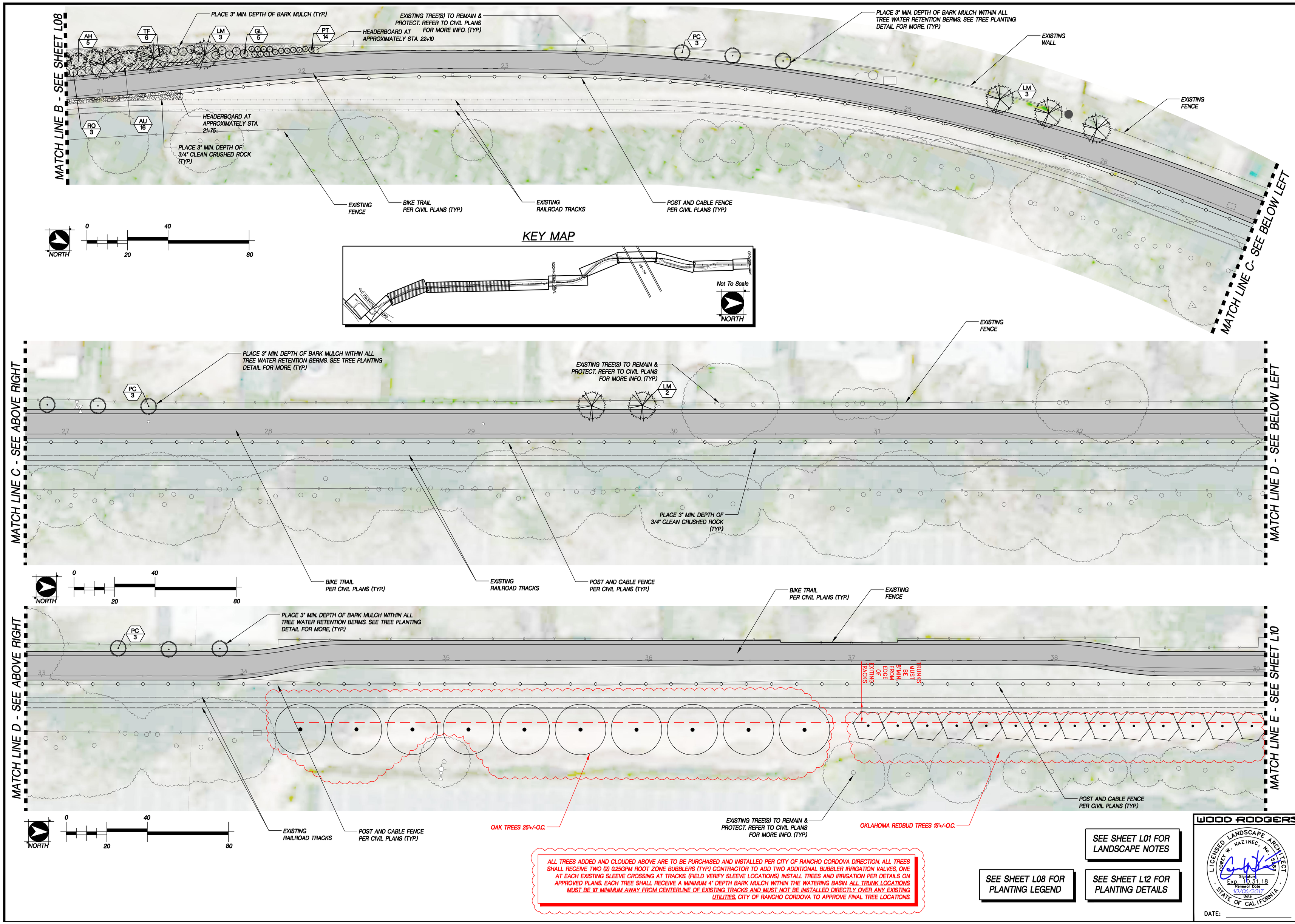
PROJECT NO. 8470.12
DRAWING PP-7
SHT 12 OF 39

PP-7

① Rockingham Dr 0.5mi
Old Placerville Rd 1.1mi

⑤ Folsom Lake College 0.2mi
Mills Station ←

⑥ Bikes/Peds use
Croydon Way ←



ALL TREES ADDED AND CLOUDED ABOVE ARE TO BE PURCHASED AND INSTALLED PER CITY OF RANCHO CORDOVA DIRECTION. ALL TREES SHALL RECEIVE TWO (2) 0.25GPM ROOT ZONE BUBBLERS (TYP.) CONTRACTOR TO ADD TWO ADDITIONAL BUBBLER IRRIGATION VALVES, ONE AT EACH EXISTING SLEEVE CROSSING AT TRACKS. (FIELD VERIFY SLEEVE LOCATIONS). INSTALL TREES AND IRRIGATION PER DETAILS ON APPROVED PLANS. EACH TREE SHALL RECEIVE A MINIMUM 4" DEPTH BARK MULCH WITHIN THE WATERING BASIN. ALL TRUNK LOCATIONS MUST BE 10' MINIMUM AWAY FROM CENTERLINE OF EXISTING TRACKS AND MUST NOT BE INSTALLED DIRECTLY OVER ANY EXISTING UTILITIES. CITY OF RANCHO CORDOVA TO APPROVE FINAL TREE LOCATIONS.

SEE SHEET L01 FOR LANDSCAPE NOTES

SEE SHEET L08 FOR PLANTING LEGEND

SEE SHEET L12 FOR PLANTING DETAILS

WOOD RODGERS

LICENSED LANDSCAPE ARCHITECT
COREY W. KAZINEC, No. 5247
Signature
Exp. 10.31.18
Renewal Date
10/06/2017
Date
STATE OF CALIFORNIA

DATE:

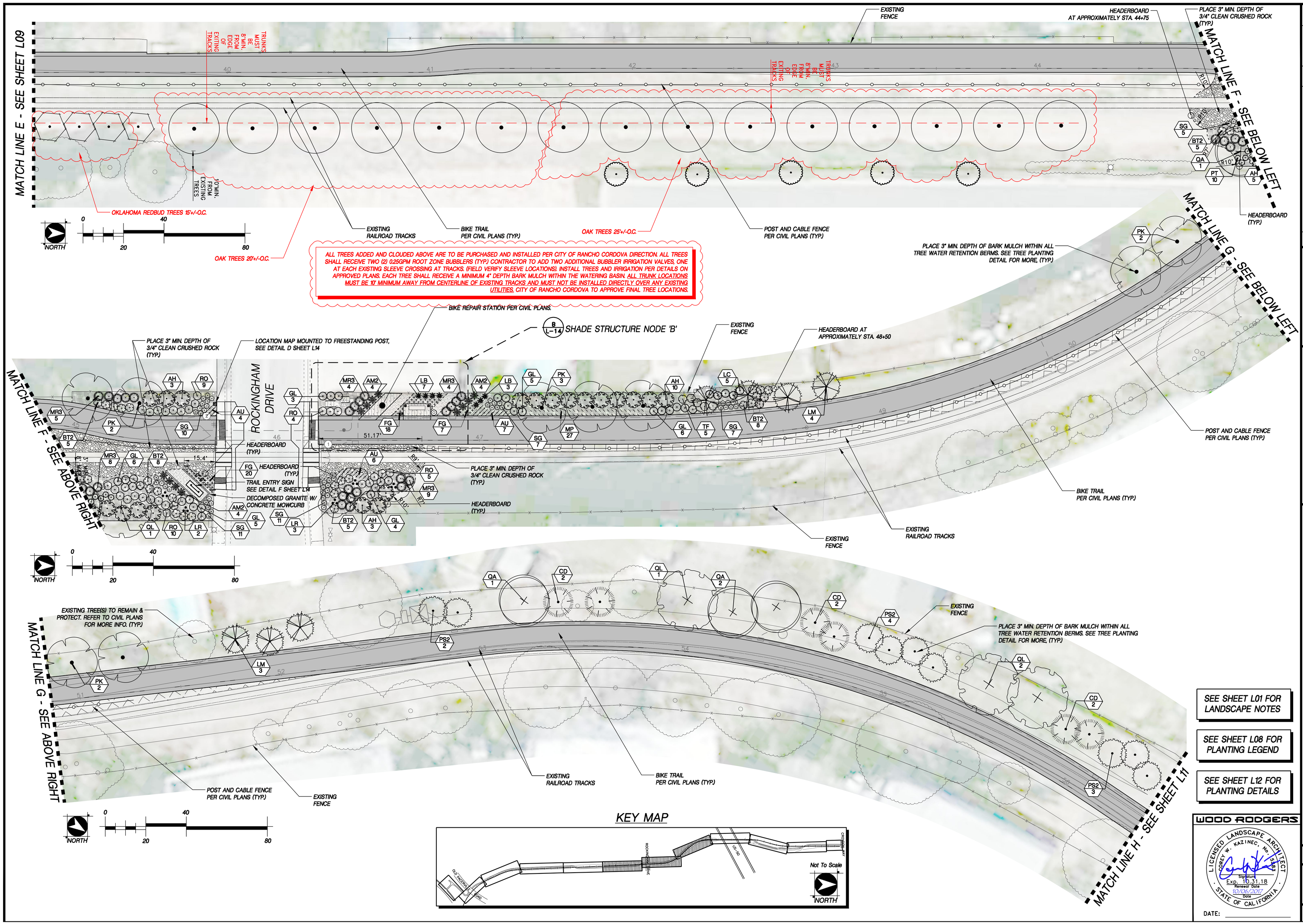
AGENDA ITEM 9.2

DATE: OCTOBER 6, 2017
SCALE: H: V:
DRAWN BY: K. KIM
DESIGNED BY: K. KIM
CHECKED BY: C. KAZINEC

WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
3301 C St, Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

IMPROVEMENT PLANS FOR
MATHER RAILS TO TRAILS
PLANTING PLAN
CITY OF RANCHO CORDOVA RANCHO CORDOVA CALIFORNIA

PROJECT NO. 8470.12
DRAWING L09
SHT 33 OF 39



SEE SHEET L01 FOR LANDSCAPE NOTES

SEE SHEET L08 FOR PLANTING LEGEND

SEE SHEET L12 FOR PLANTING DETAILS

WOOD RODGERS

LICENSED LANDSCAPE ARCHITECT
CORREY W. KAZINEC, No. 5243
Signature
Exp. 10.31.18
Renewal Date
10/06/2017
Date
STATE OF CALIFORNIA

DATE:

AGENDA ITEM 9.2

NO.	

DATE: OCTOBER 6, 2017
SCALE: H: V:
DRAWN BY: K. KIM
DESIGNED BY: K. KIM
CHECKED BY: C. KAZINEC

WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
3301 C St, Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

IMPROVEMENT PLANS FOR
MATHER RAILS TO TRAILS
PLANTING PLAN
CITY OF RANCHO CORDOVA RANCHO CORDOVA CALIFORNIA

PROJECT NO. 8470.12

DRAWING L10

SHT 34 OF 39

CCO #4 - ATTACHMENT NO. 4

Mather Rails to Trails Project

CONTRACT CHANGE ORDER NO. 4 - Attachment #4

The following Bid Items and CCO's are adjusted to reflect actual quantities based field measurements.

Item #	UNIT	ITEM DESCRIPTION	QUANTITY	PRICE	AMOUNT
24	LF	Post and Cable Fence	1550	$ 18.00	$27,900.00
69	EA	Tree 15 Gallon	-37	$ 160.00	($5,920.00)
70	EA	Shrub 1 Gallon	57	$ 9.65	$550.05
71	EA	Shrub 5 Gallon	136	$ 28.00	$3,808.00
72	CY	Bark Mulch	4	$ 66.00	$264.00
73	CY	3/4 Crushed Rock	50	$ 104.00	$5,200.00
CCO#1	LS	Adjust amount for BMP's not needed	-1	$ 1,010.81	($1,010.81)
CCO#3	LS	Correct clerical error in contract amount	-1	$ 1,049.00	($1,049.00)
		Total Bid Item Quantity Adjustments =			$29,742.24

MEMORANDUM

DATE: November 19, 2018

TO: Honorable Mayor and Council Members

FROM: Albert Stricker, Public Works Director and Ben Chan, Assistant Civil Engineer

SUBJECT: **A RESOLUTION AWARDING CONSTRUCTION CONTRACT NO. 45-2018 IN AN AMOUNT NOT TO EXCEED $342,569 WITH SIERRA NATIONAL CONSTRUCTION, INC. FOR THE NEIGHBORHOOD TRAFFIC MANAGEMENT PROGRAM PHASE 5 PROJECT CP15-2135**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of this Resolution will authorize the City Manager to execute construction Contract No. 45-2018 with Sierra National Construction, Inc. in an amount not to exceed $342,569 to construct the Neighborhood Traffic Management Program Phase 5 (NTMP) Project CP15-2135.

BACKGROUND

The goal of the NTMP is to identify specific areas where safety may be improved through traffic calming measures. Measures commonly utilized to calm traffic include bulbouts, speed humps, striping and signage. This fifth phase of the NTMP will install traffic calming measures at several locations throughout the City (See Attachment 4 – Project Location Map).

The bid package for this project consists of a primary bid and one alternate bid. The primary bid consists of furnishing all labor, materials, and equipment for construction of new speed humps, bulbouts, electronic speed feedback advisory signs, bike lane striping, and associated improvements at various locations. The alternate bid consists of furnishing all labor, materials, and equipment for installation of a final slurry seal.

Bids were solicited on the City's Website, CIPList.com and the Sacramento, Placer and El Dorado County Builders Exchanges on October 12, 2018. Bids for the project were publicly opened on Thursday, November 1, 2018. A total of five bids were received. The lowest responsive and responsible base bid was $313,569, with an alternate bid of $29,000, for a total bid amount of $342,569. The Bid Summary sheet is provided as [Attachment 2]. Staff recommends the award of the construction contract for the total bid amount of $342,569 to Sierra National Construction, Inc. and authorizing the City Manager to execute the agreement.

This project was approved as part of the City's five-year Capital Improvement Program. Environmental review for this project was completed with that approval in 2015.

FISCAL IMPACT

There is no impact to the general fund. Funding for this contract will consist of $229,042 in Community Enhancement Funds. The remainder is funded through Measure A and the Stormwater Enterprise Fund. This project is included in the previously approved 2018/2019 budget.

ATTACHMENTS

1. Resolution
2. Contract No. 45-2018
3. Bid Summary
4. Project Location Map
5. Bid Form

ATTACHMENT 1

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2018

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT NO. 45-2018 IN AN AMOUNT NOT TO EXCEED $342,569 WITH SIERRA NATIONAL CONSTRUCTION, INC. TO CONSTRUCT THE NEIGHBORHOOD TRAFFIC MANAGEMENT PROGRAM PHASE 5 PROJECT

WHEREAS, the City solicited bids for the Neighborhood Traffic Management Program (NTMP) Phase 5 Project under the requirements of state law and publicly opened bids on November 1, 2018; and

WHEREAS, the lowest responsible bidder is Sierra National Construction, Inc.; and

WHEREAS, adoption of this Resolution will award Construction Contract No. 45-2018 with Sierra National Construction, Inc. in an amount not to exceed $342,569 for the NTMP Phase 5 Project; and

WHEREAS, the NTMP Phase 5 Project will install speed humps, bulbouts, electronic speed feedback advisory signs, bike lane striping, and associated improvements at various locations throughout the City of Rancho Cordova; and

WHEREAS, the contract will consist of $229,042 in Community Enhancement Funds and the remainder is funded through Measure A and the Stormwater Enterprise Fund. The contract does not impact the general fund; and

WHEREAS, this project was reviewed under the requirements of the California Environmental Quality Act (CEQA) at the time the City adopted its five-year Capital Improvements Program via Council approval of Resolution 100-2015 on August 3, 2015, and it has been determined to be exempt from further review pursuant to CEQA Regulation 15301(c) 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 hereby authorize the City Manager to execute Contract No. 45-2018 in an amount not to exceed $342,569 with Sierra National Construction, 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 19th day of November, 2018 by the following vote:

ATTACHMENT 1

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Linda Budge, Mayor

ATTEST:

_____
Stacy Leitner, City Clerk

ATTACHMENT 2
CONTRACT NO. 45- 2018

CONSTRUCTION SERVICES AGREEMENT BETWEEN THE CITY OF RANCHO CORDOVA AND SIERRA NATIONAL CONSTRUCTION, INC. FOR THE NEIGHBORHOOD TRAFFIC MANAGEMENT PROGRAM PHASE 5 PROJECT

THIS AGREEMENT made and entered into between the City of Rancho Cordova ("City") and Sierra National Construction, Inc. ("Contractor") as of November 20, 2018.

W I T N E S S E T H:

WHEREAS, the City Council for the City heretofore caused plans and specifications for Neighborhood Traffic Management Program Phase 5 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 October 12, 2018 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. 45-2018, 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.

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: THREE HUNDRED FORTY-TWO THOUSAND, FIVE HUNDRED SIXTY-NINE DOLLARS AND NO CENTS **($342,569.00)**. 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 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 Consultant shall be sent to:

Kip Skidmore, President
Sierra National Construction, Inc.
5433 El Camino Avenue, Suite 4
Carmichael, CA 95608

Any written notice to City shall be sent to:

Ben Chan
City of Rancho Cordova
Department of Public Works

ATTACHMENT 2
CONTRACT NO. 45- 2018

2729 Prospect Park Drive
Rancho Cordova, CA 95670

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:

_____
Cyrus Abhar, City Manager

_____
Date

Attest:

_____
Stacy Leitner, City Clerk

_____
Date

Approved as to Form:

_____
Adam U. Lindgren, City Attorney

_____
Date

CONTRACTOR:

_____
Kip Skidmore, President

_____
Date

NTMP Phase 5 Project - CP15-2135 - Bid Summary

Rancho Cordova City Hall
2729 Prospect Park Drive, Rancho Cordova, CA 95670
November 1, 2018 at 11:00 am

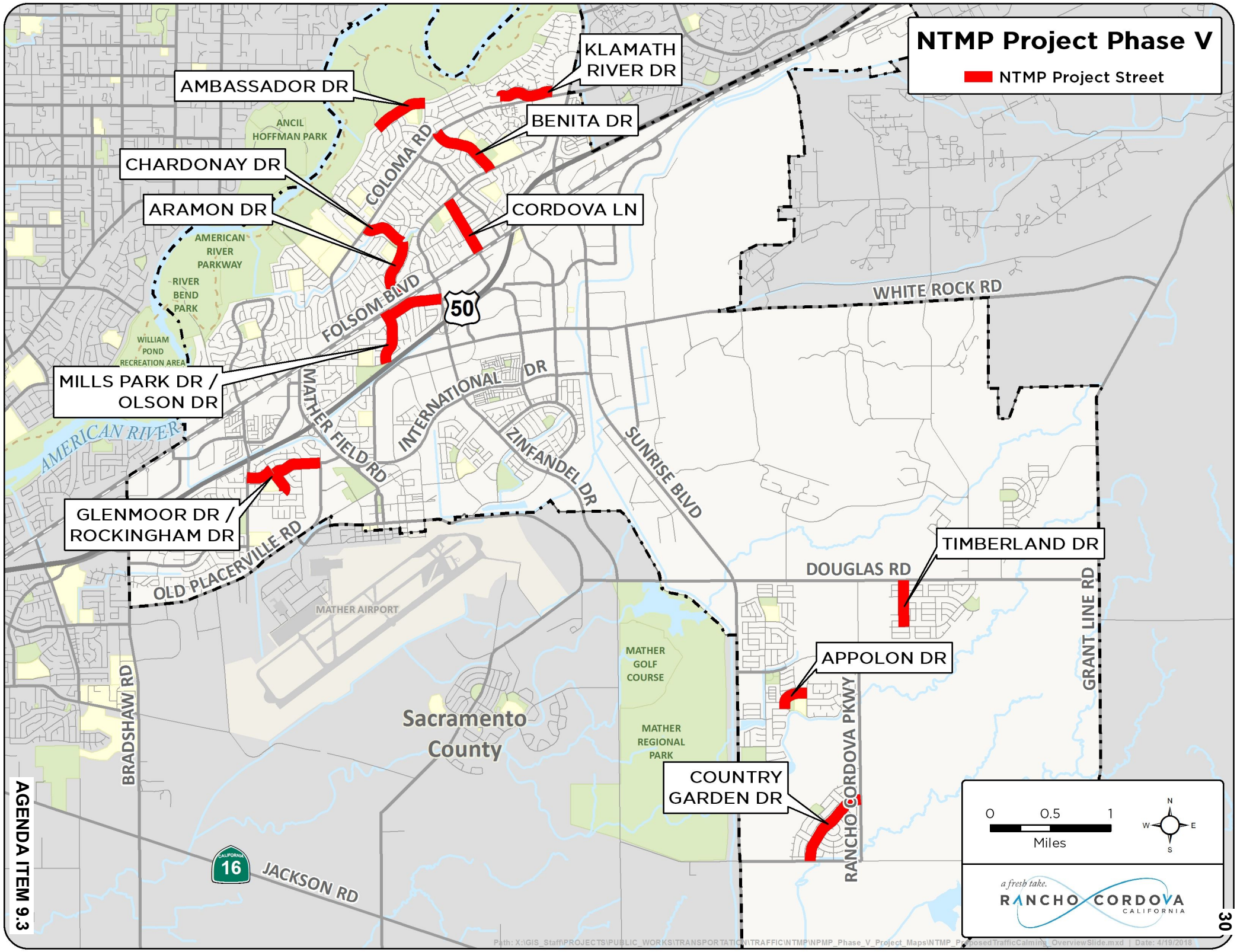
	Contractor	Base Bid Amount	Alternate 1 Bid Amount	Total Bid Amount	Proposal Signed	Contractors License	DIR Contractors Registration	Equal Employment Opportunity Certificaton	Public Contract Code	Designation of Subs	Experience Qualifications	Bidder's Bond	Non-Collusion Affidavit	Debarment and Suspension	Addendum 1	Addendum 2
A	Sierra National Construction, Inc.	$313,569.00	$29,000.00	$342,569.00	X	X	X	X	X	X	X	X	X	X	X	X
B	Martin General Engineering, Inc.	$345,818.00	$28,700.00	$374,518.00	X	X	X	X	X	X	X	X	X	X	X	X
C	Biondi Paving & Engineering	$354,700.00	$32,000.00	$386,700.00	X	X	X	X	X	X	X	X	X	X	X	X
D	B & M Builders, Inc.	$366,045.00	$33,000.00	$399,045.00	X	X	X	X	X	X	X	X	X	X	X	X
E	Western Engineering Contractors, Inc.	$372,101.00	$30,000.00	$402,101.00	X	X	X	X	X	X	X	X	X	X	X	X
F																
G																
H																
I																
J																

Attendees:
Stacy Leitner, City Clerk
Ben Chan, Public Works

Stacy Leitner

Stacy Leitner, City Clerk

11/6/18
Date



AGENDA ITEM 9.3

ATTACHMENT 5

CITY OF RANCHO CORDOVA
DEPARTMENT OF PUBLIC WORKS

BID FORM

Project No. **CP15-2135**

Project: NTMP Phase 5 Project

SUBMIT BID TO:

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

BID OPENING:

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

NO LATER THAN: **11:00 a.m.**
DAY OF BID: **November 1, 2018**

APPROXIMATELY 11:05 a.m.

TO: City Clerk
City of Rancho Cordova

Name of Bidder: **Sierra National Construction, Inc.**

Business Address: 5433 El Camino Ave Ste 4

City, State, Zip Code: Carmichael CA 95608

Telephone Number: [redacted]

Contact Person: Rob Hanrahan

The Contractor is encouraged to submit these Bid Forms typed or neatly printed.

ATTACHMENT 5

CITY OF RANCHO CORDOVA FORMS

CONTRACTORS LICENSE FORM

Project No. **CP15-2135**

Project: NTMP Phase 5 Project

Any person or entity submitting a bid on this project to engage in the business or act in the capacity of a contractor shall be licensed as a contractor in accordance with the provisions of Division 3, Chapter 9 of the California Business and Professions Code. A bid submitted to the City by a contractor who is not licensed as set forth above shall be considered non-responsive and shall be rejected by the City.

Before awarding the contract for this project, the City must verify that the contractor was properly licensed when the contractor submitted his/her bid on this project. In order for the City to verify the license status of a contractor, the contractor, at the time he/she submits his/her bid for the project, shall provide in writing to the City his/her contractor's license number, name on the license, classification, and expiration date of the license.

No bid submitted to the City shall be invalidated by the failure of the bidder to be licensed in accordance with the laws of this state. However, at the time the contract is awarded, the contractor shall be properly licensed in accordance with the laws of this state. The first payment for work or material under any contract shall not be made unless and until the Registrar of Contractors verifies to the City that the records of the Contractors' State License Board indicate that the contractor was properly licensed at the time the contract was awarded. Any bidder or contractor not so licensed shall be subject to all legal penalties imposed by law, including, but not limited to, any appropriate disciplinary action by the Contractors' State License Board. Failure of the bidder to obtain proper and adequate licensing for an award of a contract shall constitute a failure to execute the contract and shall result in the forfeiture of the security of the bidder.

CERTIFICATION

In accordance with the Business and Professions Code, we do hereby, under Penalty of Perjury, certify that the following contractor's license information is true and correct.

Contractor's License No. 464549 **Expiration Date:** 10/31/20

Contractor's Classification:

Sierra National Construction, Inc.

Contractor's Name (Printed)

[redacted]

Bidder's Signature
(Same signature as on Bid Proposal)

11/1/18

Date

Kip Skidmore

Bidder's Name (Printed)

President

Bidder's Title

CITY OF RANCHO CORDOVA FORMS

ATTACHMENT 5

DEPARTMENT OF INDUSTRIAL RELATIONS
CONTRACTORS REGISTRATION FORM

Project No. **CP15-2135**

Project: NTMP Phase 5 Project

Any person or entity submitting a bid on this project to engage in the business or act in the capacity of a contractor shall register as a contractor in accordance with the provisions of the Department of Industrial Relations (DIR). A bid submitted to the City by a contractor who is not registered as set forth above shall be considered non-responsive and shall be rejected by the City.

Before awarding the contract for this project, the City must verify that the contractor was properly registered when the contractor submitted his/her bid on this project. In order for the City to verify the registration status of a contractor, the contractor, at the time he/she submits his/her bid for the project, shall provide in writing to the City his/her contractor's registration number, name on the registration, and expiration date of the registration.

No bid submitted to the City shall be invalidated by the failure of the bidder to be registered in accordance with the laws of this state. However, at the time the contract is awarded, the contractor shall be properly licensed in accordance with the laws of this state. Any bidder or contractor not so registered shall be subject to all legal penalties imposed by law, including, but not limited to, any appropriate disciplinary action by the DIR. Failure of the bidder to obtain proper and adequate registration for an award of a contract shall constitute a failure to execute the contract and shall result in the forfeiture of the security of the bidder.

CERTIFICATION

In accordance with the DIR, we do hereby, under Penalty of Perjury, certify that the following contractor's registration information is true and correct.

Contractor's Registration No. 1000006436 **Expiration Date:** 6/19

Subcontractor's Registration No. 1000002783 **Expiration Date:** 6/19

Subcontractor's Registration No. 1000001249 **Expiration Date:** 6/19

Subcontractor's Registration No. 1000028694 **Expiration Date:** 6/19

Sierra National Construction, Inc.
Contractor's Name (Printed)

[redacted]
Bidder's Signature
(Same signature as on Bid Proposal)

11/1/18
Date

Kip Skidmore
Bidder's Name (Printed)

President
Bidder's Title

ATTACHMENT 5

DEPARTMENT OF INDUSTRIAL RELATIONS
CONTRACTORS REGISTRATION FORM

Project No. **CP15-2135**

Project: NTMP Phase 5 Project

Any person or entity submitting a bid on this project to engage in the business or act in the capacity of a contractor shall register as a contractor in accordance with the provisions of the Department of Industrial Relations (DIR). A bid submitted to the City by a contractor who is not registered as set forth above shall be considered non-responsive and shall be rejected by the City.

Before awarding the contract for this project, the City must verify that the contractor was properly registered when the contractor submitted his/her bid on this project. In order for the City to verify the registration status of a contractor, the contractor, at the time he/she submits his/her bid for the project, shall provide in writing to the City his/her contractor's registration number, name on the registration, and expiration date of the registration.

No bid submitted to the City shall be invalidated by the failure of the bidder to be registered in accordance with the laws of this state. However, at the time the contract is awarded, the contractor shall be properly licensed in accordance with the laws of this state. Any bidder or contractor not so registered shall be subject to all legal penalties imposed by law, including, but not limited to, any appropriate disciplinary action by the DIR. Failure of the bidder to obtain proper and adequate registration for an award of a contract shall constitute a failure to execute the contract and shall result in the forfeiture of the security of the bidder.

CERTIFICATION
In accordance with the DIR, we do hereby, under Penalty of Perjury, certify that the following contractor's registration information is true and correct.

Contractor's Registration No. 1000006436 **Expiration Date:** 6/19

Subcontractor's Registration No. 1000000207 **Expiration Date:** 6/19

Subcontractor's Registration No. _____ **Expiration Date:** _____

Subcontractor's Registration No. _____ **Expiration Date:** _____

Sierra National Construction, Inc.
Contractor's Name (Printed)

[redacted]
Bidder's Signature
(Same signature as on Bid Proposal)

11/1/18
Date

Kip Skidmore
Bidder's Name (Printed)

President
Bidder's Title

ATTACHMENT 5

BID SCHEDULE

The following quantities are approximate only and are given for the purpose of comparing proposals. The City does not expressly or by implication agree that the actual amount of work will correspond with quantities given herein, but reserves the right to increase or decrease the amount of any class or portion of the work as may be deemed necessary or advisable by the Director of Public Works. Payment will be based upon the actual quantities installed or constructed, unless otherwise specified. In the event that the product of a unit price and an estimated quantity does not equal the extended amount stated, the unit price will govern and the correct product of the unit price and the estimated quantity shall be deemed to be the amount bid.

NTMP PHASE 5 PROJECT					
CITY OF RANCHO CORDOVA					
BASE BID SCHEDULE					
Item NO.	**Item Description**	**Quantity**	**Unit**	**Unit Price**	**Amount**
1	Construction Staking	1	LS	3,000	3,000
2	Erosion, Sediment and Water Pollution Control (WPCP)	1	LS	2,500	2,500
3	Traffic Control Plan	1	LS	9,669	9,669
4	Clearing and Grubbing	1	LS	3,510	3,510
5	Remove PCC Curb, Gutter, Sidewalk & Access Ramps	850	SF	9	7,650
6	Class 2 Aggregate Base	30	CY	300	9,000
7	Type "A" Asphalt Concrete	~~10~~ 3	CY	1,250	3,750
8	PCC Sidewalk, PCC Walkway & PCC Sidewalk Ramp	560	SF	27	15,120
9	Detectable Warning Surface (3'x4')	10	EA	450	4,500
10	Type 1A & 2 PCC Curb & Gutter	110	LF	81	8,910
11	Type 4A PCC Curb	425	LF	40	17,000
12	Stamped Colored Concrete	890	SF	28	24,920
13	12" Storm Drain Pipe	110	LF	150	16,500
14	Type B Storm Drain Inlet	3	EA	3,900	11,700
15	Manhole Construction	1	EA	7,569	7,569
16	Install High Visibility Crosswalk Striping	1,380	SF	5	6,900
17	Striping Type 39	3,700	LF	1	3,700
18	Striping Type 39A	2,000	LF	1	2,000
19	Striping Type 27B	8,900	LF	.75	6,675
20	25 MPH Markings	7	EA	220	1,540
21	Bike Lane Symbol Striping	80	SF	13.20	1,056
22	Advanced Warning Sign	30	EA	360	10,800

ATTACHMENT 5

23	Speed Hump	500	LF	195	97,500
24	Advanced Warning Markings	26	EA	550	14,300
25	Solar Powered Speed Advisory Feedback Sign	2	EA	5,500	11,000
26	Solar Powered School Crossing Sign	2	EA	6400	12,800
	TOTAL BASE BID (Items 1-26) $	313,569			
	TOTAL BASE BID PRICE IN WORDS	three hundred thirteen			
	thousand five hundred sixty nine dollars				

BID SCHEDULE – ALTERNATE 1 BID

NTMP PHASE 5 PROJECT					
CITY OF RANCHO CORDOVA					
ALTERNATE 1 BID SCHEDULE					
Item NO.	**Item Description**	**Quantity**	**Unit**	**Unit Price**	**Amount**
A1	Type 2 Slurry Seal	2,000	SY	14.50	29,000
	TOTAL ALTERNATE 1 BID $ (Items A1)	29,000			
	TOTAL ALTERNATE 1 BID PRICE IN WORDS	twenty nine thousand			
	dollars				

SUMMARY OF BID TOTALS		
1	BASE BID	$ 313,569
2	ALTERNATE 1 BID	$ 29,000

GRAND TOTAL BID $ 342,569

GRAND TOTAL BID PRICE (IN WORDS) three hundred forty two thousand five hundred sixty nine dollars

ATTACHMENT 5

EQUAL EMPLOYMENT OPPORTUNITY CERTIFICATION

The bidder Sierra National Construction, Inc., proposed subcontractor _____, hereby certifies that he has ✓, has not ____, participated in a previous contract or subcontract subject to the equal opportunity clauses, as required by Executive Orders 10925, 11114, or 11246, and that, where required, he has filed with the Joint Reporting Committee, the Director of the Office of Federal Contract Compliance, a Federal Government contracting or administering agency, or the former President's Committee on Equal Employment Opportunity, all reports due under the applicable filling requirements.

Note: The above certification is required by the Equal Employment Opportunity Regulations of the Secretary of Labor (41 CFR 60-1.7(b) (1)), and must be submitted by bidders and proposed subcontractors only in connection with contracts and subcontracts which are subject to the equal opportunity clause. Contracts and subcontracts which are exempt from the equal opportunity clause are set forth in 41 CFR 60-1.5. (Generally only contracts or subcontracts of $10,000 or under are exempt.)

Currently, Standard Form 100 (EEO-1) is the only report required by the Executive Orders or their implementing regulations.

Proposed prime contractors and subcontractors who have participated in a previous contract or subcontract subject to the Executive Orders and have not filed the required reports should note that 41 CFR 60-1.7(b) (1) prevents the award of contracts and subcontracts unless such contractor submits a report covering the delinquent period or such other period specified by the Federal Highway Administration or by the Director, Office of Federal Contract Compliance, U.S. Department of Labor.

ATTACHMENT 5

PUBLIC CONTRACT CODE
PUBLIC CONTRACT CODE SECTION 10285.1 STATEMENT

In conformance with Public Contract Code Section 10285.1 (Chapter 376, Stats. 1985), the bidder hereby declares under penalty of perjury under the laws of the State of California that the bidder has ___ , has not ✓ been convicted within the preceding three years of any offenses referred to in that section, including any charge of fraud, bribery, collusion, conspiracy, or any other act in violation of any state or Federal antitrust law in connection with the bidding upon, award of, or performance of, any public works contract, as defined in Public Contract Code Section 1101, with any public entity, as defined in Public Contract Code Section 1100, including the Regents of the University of California or the Trustees of the California State University. The term "bidder" is understood to include any partner, member, officer, director, responsible managing officer, or responsible managing employee thereof, as referred to in Section 10285.1.

Note: The bidder must place a check mark after "has" or "has not" in one of the blank spaces provided. The above Statement is part of the Proposal. Signing this Proposal on the signature portion thereof shall also constitute signature of this Statement. Bidders are cautioned that making a false certification may subject the certifier to criminal prosecution.

PUBLIC CONTRACT CODE SECTION 10162 QUESTIONNAIRE

In conformance with Public Contract Code Section 10162, the Bidder shall complete, under penalty of perjury, the following questionnaire:

Has the bidder, any officer of the bidder, or any employee of the bidder who has a proprietary interest in the bidder, ever been disqualified, removed, or otherwise prevented from bidding on, or completing a federal, state, or local government project because of a violation of law or a safety regulation?

Yes _____ No ✓

If the answer is yes, explain the circumstances in the following space.

ATTACHMENT 5

PUBLIC CONTRACT CODE 10232 STATEMENT

In conformance with Public Contract Code Section 10232, the Contractor, hereby states under penalty of perjury, that no more than one final unappealable finding of contempt of court by a federal court has been issued against the Contractor within the immediately preceding two year period because of the Contractor's failure to comply with an order of a federal court which orders the Contractor to comply with an order of the National Labor Relations Board.

Note: The above Statement and Questionnaire are part of the Proposal. Signing this Proposal on the signature portion thereof shall also constitute signature of this Statement and Questionnaire.

Bidders are cautioned that making a false certification may subject the certifier to criminal prosecution.

Initial VS

ATTACHMENT 5

DESIGNATION OF SUBCONTRACTORS

In compliance with the provisions of Section 4100-4114 of the Public Contracts Code of the State of California, and any amendments thereof, each Bidder shall set forth below the name and location of the place of business of each Subcontractor who will perform work or labor or render service to the Contractor in or about the construction of the work or improvement to be performed under these specifications in excess of one-half of one percent (0.5%) of the prime Contractor's total bid or ten thousand dollars ($10,000.00) whichever is greater. The prime Contractor shall list the portion of the work which will be done by such Subcontractor.

If the Contractor fails to specify a Subcontractor for any portion of the work to be performed under the Contract, the Contractor shall be deemed to have agreed to perform such portion itself, and the Contractor shall not be permitted to subcontract that portion of the work except under the conditions allowed by applicable law.

SUBCONTRACTOR (Name & Location)	PORTION OF WORK	ESTIMATED DOLLAR AMOUNT
Sierra Traffic Markings Roseville	Striping & Signs	$70,000
Central Valley Engineering Roseville	Speed humps	$75,000
Cal Pacific Curb Salida	partial Type 4A curb	$4,000
American Pavement Systems Modesto	Slurry Seal	$18,500

[redacted]

Sierra National Construction, Inc.
Contractor's Name (Printed)

11/1/18
Date

Bidder's Signature
(same signature as on Bid Proposal)

Kip Skidmore
Bidder's Name (Printed)

President
Bidder's Title

ATTACHMENT 5

EXPERIENCE/QUALIFICATIONS STATEMENT

The Bidder has been engaged in the contracting business, under the present business name for 39 years. Experience in work of a nature similar to that covered in the proposal extends over a period of 34 years.

The Bidder, as a Contractor, has never failed to satisfactorily complete a Contract awarded to it, except as follows:

The following contracts have been satisfactorily completed in the last three (3) years for the persons, firm or authority indicated, and to whom reference is made:

Year	Type of Work	Contract Amount	Owner/Agency for Whom Work was Performed
	SEE ATTACHED		

The following is a list of plant and equipment owned by the Bidder, which is definitely available for use on the proposed work as required.

Quantity	Name, Type and Capacity	Condition	Location
	SEE ATTACHED		

COPY AND ATTACH ADDITIONAL SHEETS AS NECESSARY

Sierra National Construction, Inc.
Contractor's Name (Printed)

11/1/18
Date

[redacted]
Bidder's Signature
(same signature as on Bid Proposal)

Kip Skidmore
Bidder's Name (Printed)

President
Bidder's Title

ATTACHMENT 5

Sierra National Construction, Inc.

5433 El Camino Ave, Suite 4
Carmichael, CA 95608
Phone (916) 481-6792 Fax (916) 482-2207

LIST OF PROJECTS

July 2018

Folsom Blvd Complete Street Rehabilitation (under construction)
Road widening, drainage improvements, ADA accessibility, traffic signal, street lighting and complete road rehabilitation for the City of Sacramento
Project Value: $2,425,369 Contact: Philip Vulliet [redacted]

Traffic Signal at E. Bidwell and Coloma St (under construction)
Construct new intersection for the City of Folsom
Project Value: $502,969 Contact: Brian Reed [redacted]

Del Paso Road Crossing (2018)
Construct bike and pedestrian access across a major thoroughfare for the City Sacramento
Project Value: $191,069 Contact: Adam Randolph [redacted]

Natoma Street Drainage Relief (2018)
Analysis and design of a reroute of 36" storm drain system for the City of Folsom
Project Value: $400,069 Contact: Brian Reed [redacted]

Doubletree Court Storm Drain Realignment (2018)
Installation of 650 linear feet of 12" storm drain in public street, 160 linear feet of 24" storm drain in private property, installation of manholes and lateral reconnections, concrete flatwork, hot mix asphalt trench restoration and overlay for the City of Folsom
Project Value: $312,969 Contact: Ryan Chance [redacted]

Countywide Sidewalk Improvements Phase 2 (2017)
Bicycle and pedestrian accessibility improvements including curb, gutter, sidewalk, masonry wall construction and drainage for Sacramento County
Project Value: $749,969 Contact: Ali Chehade

Folsom Lake Lift Station Replacement (under construction)
Replace existing lift stations at Beal's Point Day Use and Negro Bar at Folsom Lake State Rec Area for the State of California – Natural Resources Agency Department of Parks & Rec
Project Value: $348,684 Contact: Phil Hock [redacted]

Neighborhood Sidewalk Rehabilitation (2018)
Remove and replace existing sidewalks including curb, gutter, and drainage for the City of Folsom
Project Value: $605,000 Contact: Ryan Chance [redacted]

Citywide Curb Ramps (2017)
Reconstruct 42 curb ramps to meet ADA accessibility requirements for the City of Elk Grove
Project Value: $430,745 Contact: Jeff Werner [redacted]

Shasta Park Water Facility (under construction)
Construction of a 4MG concrete reservoir, 2,800 gallon per minute potable well, groundwater treatment system, booster pump station with a rated capacity of 12 million gallons per day and an electrical control building for the City of Sacramento
Project Value: $11,595,790 Contact : Marc Lee [redacted]

Future Nissan (2017)
Underground utilities and site grading
Project Value: $ 250,000 Contact: Todd Whichard [redacted]

Rancho Cordova Elementary School Pedestrian Improvements (2017)
Pedestrian accessibility improvements, curb, gutter, sidewalk, ramps and drainage improvements for the City of Rancho Cordova

ATTACHMENT 5

Project Value: $1,527,570 Contact: Bob LoRusso [redacted]

Howe Avenue Safe Routes to School Phase 2 (2017)
Sidewalk infill project and ADA improvements including curb, gutter, sidewalk, ramps, drainage, street lights and traffic signal modifications for Sacramento County
Project Value: $1,005,269 Contact: Ali Chehade [redacted]

Tacana Drive Soundwall (2017)
Construct Proto II Soundwall including demolition, tree removal, curb, gutter and sidewalk improvements for the City of Folsom
Project Value: $333,868 Contact: Ryan Chance [redacted]

Watt Avenue Pedestrian Enhancements (2016)
ADA ramp improvements, installation of curb, gutter and sidewalk, retaining wall for Sacramento County
Project Value: $585,331 Contact: Ali Chehade [redacted]

Antelope Road Safe Routes to School (2016)
Reconstruction of curb, gutter and sidewalk to meet accessibility standards for City of Citrus Heights
Project Value: $638,465 Contact: Stuart Hodgkins [redacted]

Sacramento Municipal Utility District (SMUD)-Carico Substation (2016)
Concrete, underground utilities, grounding and grading for future substation
Project Value: $1,049,100 Contact: Jeff Tang [redacted]

SMUD-Rancho Seco Decommissioning (under construction)
Support radiation protection for technicians performing radiological surveys and remediation at the Rancho Seco Nuclear Station
Project Value: $1,617,000 Contact: Dave Koontz [redacted]

SMUD-Underground Cable Replacement (under construction)
Rock sawing, trenching for installation of new electrical
Project Value: $12,612,525 Contact: Joe Alejandrez [redacted]

SMUD-Rancho Seco II (under construction)
Concrete, grading, underground utilities at the Rancho Seco Power Plant
Project Value: $3,000,000 Contact: Martin Phelan [redacted]

SMUD-Solano Wind Project Site Support Service II (2015-2018)
Site support services - 3 year contract
Project Value: $3,000,000 Contact: Eric Poff [redacted]

SMUD-General Building Services (July 2014-July 2017)
Building maintenance/construction/repairs – 3 year contract
Project Value: $4,500,000 Contact: Jim Eilering [redacted]

SMUD-Landscaping and Engineering Services (2014-2017)
Landscaping and engineering – 3 year contract
Project Value: $2,000,000 Contact: Sam Head [redacted]

Lakeside Way Drainage Improvements (2016)
Drainage and concrete repairs for City of Folsom
Project Value: $36,190 Contact: Brian Reed [redacted]

Iron Point Parking Lot (2016)
Parking lot expansion and bike lane expansion with street lighting for City of Folsom
Project Value: $207,991 Contact: Ryan Chance [redacted]

East Stockton Boulevard (2016)
Improve pedestrian access and safety with construction of frontage and drainage improvements for City of Elk Grove
Project Value: $178,404 Contact: Jeff Werner [redacted]

West Stockton Boulevard (2016)
Frontage improvements including new sidewalk, curb and gutter, curb ramps and drain inlets for City of Elk Grove
Project Value: $615,297 Contact: Jeff Werner [redacted]

ATTACHMENT 5

Clarksville Road Sinkhole Repair (2015)
Replace the damaged pipe and repair and restore all surface improvements to city specifications for City of Folsom
Project Value: $40,000 Contact: Ryan Chance [redacted]

Bittercreek Drainage Relief (2015)
Drainage and concrete repairs for City of Folsom
Project Value: $134,564 Contact: Brian Reed [redacted]

Stormwater Pond Expansion (2014)
Expand stormwater pond for Placer County
Project Value: $720,000 Contact: Keith Schmidt [redacted]

Sierra College/Douglas Blvds. Improvements (2014)
Road and sidewalk improvements for Placer County
Project Value: $513,000 Contact: James Jollymore [redacted]

Landfill Closure Project (2014)
Final closure of Unit No. 2 for University of CA, Davis
Project Value: $1,300,000 Contact: Scott Arntzen [redacted]

Intertie Zone 4 Pump Station (2015)
Construct pump stations for City of Roseville
Project Value: $3,600,000 Contact Mike Hogan [redacted]

Mayhew Pump Station (2016)
Construct pump station for Sacramento County
Project Value: $1,238,000 Contact: Michael Cook [redacted]

Howe Avenue Safe Routes (2015)
Concrete and asphalt improvements for Sacramento County
Project Value: $670,588 Contact: Ali Chehade [redacted]

American Petroleum Office Building (2015)
Design/Build 20,000 SF office building
Project Value: $3,000,000 Contact: Elizabeth Valentina [redacted]

Countywide Bicycle Lane Gap Closure and Signal Modifications (2014)
Roadway and pedestrian improvements for the County of Sacramento
Project Value: $417,640 Contact: Ali Chehade [redacted] email: [redacted]

Roseville IRWM Grant Projects (2015)
Blue Oaks & Hayden Parkway Pump Stations and Woodcreek North Well Chemical Outfitting
Construction two new well pump stations.
Project Value: $3,546,150 Contact: Cathy Lee, P.E. [redacted] email: [redacted]

Natomas Levee Improvements, Sacramento River East Levee (2015)
Site work, underground, mechanical piping, structural concrete for the Sacramento Area Flood Control Agency
Project Value: $1,374,707 Contact: Mark Martin, Parsons Brinckerhoff 916-921-5703

Blue Ravine Road and Folsom Boulevard Pavement Repair and Resurfacing (2014)
Road widening and pavement rehabilitation for the City of Folsom
Project Value: $1,129,813 Contact: Ryan Chance [redacted]

SMUD-Maintenance Modification of Power Generation Equipment (Under construction)
Maintenance of the American River generating facilities
Project Value: $1,300,000 Contact: Wayne Hawley [redacted] email: [redacted]

Feather River Phase 4 Levee Repair/Improvementss (2013/2014)
Toe access corridor improvements and erosion protection berm for the Three Rivers Levee Improvement Authority
Project Value: $1,045,000 Contact: Doug Handen, Handen Group [redacted]

Yuba City Dodge Dealership (2013)
Wet utilities, site grading, concrete paving

Project Value: $1,500,000 Contact: Todd Whichard [redacted]

Yuba City Lassen Blvd. & Lincoln Road Bicycle Lanes (2013)
Road widening to add bicycle lanes, handicap ramps.
Project Value: $140,164 Contact: Manu Dhaliwal, Yuba City [redacted]

Sacramento Municipal Utility District- Photovoltaic Decommissioning (2013)
Remove approximately 36,000 solar panels
Project Value: $999,925 Contact: Clint Schelbert, P.E. email: [redacted]

Sacramento Municipal Utility District-Civil Construction (2013)
Sitework for a future distribution substation.
Project Value: $350,584 Contact: Casey Coyes [redacted]

Sacramento Municipal Utility District-Rancho Seco Site Support Services (2013-2016)
3-year maintenance contract.
Project Value (estimate): $1,900,000 Contact: Phil Terry [redacted]

Sacramento Municipal Utility District-Solano Wind Project Site Support Services (2013-2016)
Solano wind project site support services. 3-year maintenance contract.
Project Value (estimate): $562,000 Contact: Phil Terry [redacted]

Brad B. Freeman Bike Trail Realignment (2013)
Realign and improve the bike trail for the Department of Water Resources
Project Value: $945,795 Contact: John Berringer [redacted]

Waterman Road Accessibility Improvement (2013)
New curb, gutter, sidewalk and road widening for the City of Elk Grove
Project Value: $98,516 Contact: Paul A. Sipple, P.E. [redacted]

Pacific Gas & Electric (2013)
Paving work at Colusa Generating Station
Project Value: $73,120 Contact: John (Dave) Engelman [redacted]

Grass Valley Airport (2012)
Construct drainage improvements for County of Nevada
Project Value: $1,472,000 Contact: Lee Ocker, [redacted]

Colfax Distribution Box (2011-2012)
Construct water distribution system for Placer County Water Agency
Project Value: $701,000 Contact: Ken Powers, [redacted]

Seismic Retrofit Tanks 1 and 2 (Dept. of Water Resources) (2011-2012)
Subcontractor providing structural concrete..
Project Value: $1,620,000 Contact: Marc Ariza, [redacted]

California Lottery (2011)
Construct tenant improvements for the State of California
Project Value: $100,000 estimate Contact: Colleen Uhlenhop, [redacted]

Clair Engle Park Lighting (2011)
Install foundation and light fixtures for the City of Shasta Lake
Project Value: $54,000 Contact: Jeff Tedder, [redacted]

2011 Accessibility and Safety Improvements (2011)
Reconstruct/construct accessible curb ramps, sidewalk extensions, medians and intersection island for the City of Citrus Heights
Project Value: $329,580 Contact: Stuart Hodgkins, [redacted]

A Street and Lincoln Way Flashing Crosswalk (2011)
Install flashing crosswalk for the City of Galt
Project Value: $123,000 Contact: Trung Trinh, [redacted]

ATTACHMENT 5

Equipment List				
No.	Year	Vehicle	Make/Model	License
10	2005	Trailer	Trailboss DP252	4FU2379
11	2005	Trailer	Trailboss	4FU2378
15	1997	Boomtruck	Ford CR	5ZIY597
22	2006	Trailer	Trailboss DP302	4HJ4883
24	1990	Trailer	Fonta FB	4AC7047
25	2005	Trailer	Zieman	4FW7069
30	2005	Trailer	Carson dump (white)	4FZ4483
31	2005	Trailer	PJTRL	4MB1256
35	2006	Trailer	Pacer utililty	4JW2176
40	2007	Trailer	Magnum (tank)	4JH1015
42	2007	Trailer	Pace American	4HZ7841
46	2006	Compressor	Sullivan-Palatek	SE586409
51	2007	Trailer	Vortech Tagalong	4HR3089
58	2013	Trailer	PJ Utility	4MX8801
59	2006	Trailer	Ditch Witch	4JC6056
61	2003	Trailer	Millerbilt	4EC7301
62		Light Tower	Magnum (towable)	SE639249
66	2014	Trailer	Towmaster	4ND8369
68	2013	Trailer	Millerbilt Tank	4MT3841
69	2014	Compressor	Atlas	SE644204
77	2004	Trailer	Carson dump (black)	4FG8201
78	2015	Trailer	JLG Model UT614	4PF2147
79	2016	Trailer	PJ Utility	4PG6029
84	2016	Trailer	PJ 22' Tilt	4PK6811
88	2014	Grinder	Bomag	1018822111012
89	2004	Trailer	Carrier XR	4GE8992
90	2016	Trailer	Cront	4PP3845
91	2016	Trailer	PJ	4PP3794
93	2016	Trailer	TPD	4PS7976
94	2017	PJ 22' Deckover Tilt	PJTRL	4PS9577
95	1999	Water Tank	Carta	1HY2093
97	2017	Roller	Bomag Tandem Vibratory	BW138AD-5
98	2017	Loader	Bocat S650 T4 SS	
99		Trailer	Carta Tank	1HG9952
103	2016	Trailer	PJ Chan	
104	2017	Trailer	Maxey SPLIT	4RK9703
106	2018	Trailer	PJ	4RR4726
107	2018	Trailer	PJ	4RF8427
114	2017	Excavator	Caterpillar 305.5E2	
117	2017	Excavator	Caterpillar 304E2CR	
118	2016	Trailer	Towmaster T40	4PR8802
122	2018	Trailer	Rolls Rite	4RR8484
124	2018	Trailer	Pac West	4SA3444
125	2018	Trailer	20T Tilt	4RJ3836
126	2018	Trailer	PJ	4RZ9371
128	2018	Water Wagon	MLTIQ	4RF2597
129	2018	Skid Steer Loader	Bobcat	
	2006	Backhoe	John Deere 410G	
		Compressor	Sullair	140216
	2006	Excavator	Bobcat	

ATTACHMENT 5

	2012	Excavator	CAT 321D	MPG00396
	2013	Excavator	CAT 321D	MPG00536
	2014	Excavator	CAT 304E	
		Laser w/rod eye and tripod	Leica Rugby 320 SG	68708
	2013	Loader - Skid	Caterpillar 246C	JAY07945
		Loader - Skid Steer	Bobcat S650 T4	ALJ817525
	2002	Loader (landscape)	John Deere 210LE sk	
	2007	Loader (landscape)	John Deere 210LE	
	2013	Paver	Leeboy 8515C	97162
	2007	Paver	Blaw Knox PF4410	196415
	2004	Roller (drum)	Ingersoll Rand DD24	191138
	2014	Roller (tandem vibratory)	Bomag BW138AD-5	101650331030
	2014	Skid Steer (loader)	Bobcat S630	AHGL11076
	2014	Skid Steer (loader)	Bobcat S630	AHGL11074
	2013	Striper	Graco Linelazer	
		Striper	LinelazerIV 3900 2 Gun	BA7673
	2013	Thermolazer	Pro Melt CMPT Sprye	BA230
	2012	Tractor	CAT D6K XS	
	2005	Tractor - Seal coat	John Deere 410G	
	2008	Vacuum System	Ditch Witch FX60	
	2001	Arrow Boards - 12/26/2001		
	2001	Arrow Boards - 12/26/2001		
	2001	Arrow Boards - 12/26/2001		
		Asphalt Roller SEE ROLLERS		
	1999	Backhoe	Caterpillar 436B	
	2005	Blower #1		
	2005	Blower #2		
	2002	Bulldozer	Caterpiller D5M XL	6GNO2848
		Compaction wheel 24"	Diamond	
		Compaction wheel 36"	Diamond	
		Compactor	Ultrapac DD28HF	
		Compressor	Airman (IAS Const)	479269
		Compressor		
		Compressor	Multiquip DCA25-SSIU	7102928
		Compressor	13E2GT	
		Compressor	300 Gal	
		Excavator	Komatsu 228 (4 buckets)	10292
		Forklift	Champ	
		Fusion machine	McElroy	32014
		Generator	Honda 5000 watt	
		Generator - Fuel Tank		Ser#OD1152436
		Generator w/Trailer & Fuel Tank		Ser# 7104886
	2012	Grinder 2 ft.	Bradco	
		Laser w/batt pack & charger DM200	Top Con	
	2005	Laser w/battery pack & charger	DM200	
		Laymor Broom		
		Laymor Broom		
		Light Tower	Coleman	MH4000RL
		Light Tower	Coleman	MH4000RLKH
	2005	Loader	Gehl 6640	604584
	2003	Loader - skid	Bobcat	
		Office Trailer (10 X 32)	CAVCO	

ATTACHMENT 5

		Office Trailer (12 x 36)		
		Office Trailer (8 x 28) - 4/1991	Miller	
		Planer	Hydro 18"	
	2005	Pump	Hydro 21 gpm	
		Pump - Test		
	1998	Roller (asphalt)	Bomag 120AD	
	2004	Roller (asphalt)	Bomag BW 120AD-3	
	2006	Skid Steer (grapple bucket)	ATI 80580	
	2005	Slot cutter	Cohec	FS7053
		Slot cutter	UNI	7138
		Storage Bins		
		Sweeper - 60"	Ingersoll Rand	
		Sweeper - 72"		
	1978	Trailer	Ferre	UN3059
	2007	Trench plate 1.5' 22-36		NA
	2007	Trench plate 3.5' 22-36		NA
	2007	Trench plate 5' 22-36		NA
		Trench Plates 5 x 10 (5)		
		Trench Plates 8 x 10 (1)		
		Trench Plates 8 x 12 (7)		
		Trench Plates 8 x 16 (1)		
		Turtle		
		Vibra Plate	Wacker WP1530	539027
	2004	Vibra Plate		
	1999	Water Buffalo/Trailer	McClintoch CWT 500	
		Water Pump - 2"		CF50CL
		Water Pump - 3"		CF80CL
		Welder	Journeyman DLX510	
		Welder	Passport 180	
		Welder	Bobcat 250	

ATTACHMENT 5

Accompanying this proposal is Bidder's Bond
(NOTICE: INSERT THE WORDS "CASH($ _____)," "CASHIER'S CHECK," "CERTIFIED CHECK," OR "BIDDER'S BOND," AS THE CASE MAY BE.)

in amount equal to at least ten percent (10%) of the total of the bid.

The names of all persons interested in the foregoing proposal as principals are as follows:

IMPORTANT NOTICE: *If bidder or other interested person is a corporation, state legal name of corporation, also names of the president, secretary, treasurer, and manager thereof; if a co-partnership, state true name of firm, also names of all individual co-partners composing the firm; if bidder or other interested person is an individual, state first and last names in full.*

Sierra National Construction, Inc.

Kip Skidmore, President

Illa Skidmore, Secretary

Licensed in conformance with an act providing for the registration of Contractors

License No. 464549 Classification(s) A, B

ADDENDA

This Proposal is submitted with respect to the changes to the contract included in addenda number/s

1, 2

(*Fill in addenda numbers if addenda have been received and insert, in this Proposal, any Engineer's Estimate sheets that were received as part of the addenda.*)

By my signature on this proposal I certify, under penalty of perjury under the laws of the State of California, that the foregoing questionnaire and statements of Public Contract Code Sections 10162, 10232 and 10285.1 are true and correct and that the bidder has complied with the requirements of Section 8103 of the Fair Employment and Housing Commission Regulations (Chapter 5, Title 2 of the California Administrative Code). By my signature on this proposal I further certify, under penalty of perjury under the laws of the State of California and the United States of America, that the Noncollusion Affidavit required by Title 23 United States Code, Section 112 and Public Contract Code Section 7106; and the Title 49 Code of Federal Regulations, Part 29 Debarment and Suspension Certification are true and correct.

Date: 11/1/18

Sign Here

Kip Skidmore

[redacted]

President

Signature and Title of Bidder

Business Address SIERRA NATIONAL CONSTRUCTION, INC.

Place of Business 5433 EL CAMINO AVENUE, SUITE 4
CARMICHAEL, CA. 95608

Place of Residence (916) 481-6792 FAX: (916) 482-2207

ATTACHMENT 5

CITY RANCHO CORDOVA - DEPARTMENT OF PUBLIC WORKS

BIDDER'S BOND

We, Sierra National Construction, Inc.

as Principal, and

Great American Insurance Company

as Surety are bound unto the City of Rancho Cordova, State of California, hereafter referred to as "Obligee", in the penal sum of ten percent (10%) of the total amount of the bid of the Principal submitted to the Obligee for the work described below, for the payment of which sum we bind ourselves, jointly and severally,

THE CONDITION OF THIS OBLIGATION IS SUCH, THAT:

WHEREAS, the Principal is submitted to the Obligee, for NTMP Phase 5

CP15-2135

(Copy here the exact description of work, including location as it appears on the proposal)

for which bids are to be opened at Rancho Cordova *(Insert place where bids will be opened)* on November 1, 2018 *(Insert date of bid opening)*

NOW, THEREFORE, if the Principal is awarded the contract and, within the time and manner required under the specifications, after the prescribed forms are presented to him for signature, enters into a written contract, in the prescribed form, in conformance with the bid, and files two bonds with the Obligee, one to guarantee faithful performance of the contract and the other to guarantee payment for labor and materials as provided by law, then this obligation shall be null and void; otherwise, it shall remain in full force.

In the event suit is brought upon this bond by the Obligee and judgment is recovered, the Surety shall pay all costs incurred by the Obligee in such suit, including a reasonable attorney's fee to be fixed by the court.

Dated: October 26, 20 18.

Sierra National Construction, Inc.

[redacted]

Kip Skidmore, President

Principal

Great American Insurance Company

By [redacted]

Attorney-in-fact

James D. Einerson

CERTIFICATE OF ACKNOWLEDGEMENT

State of California, City Rancho Cordova

On this day of _____ in the year 20__ before me_____, personally appeared _____, personally known to me (or to me on

Attorney-in-fact

the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument as the attorney-in-fact of _____, and acknowledged to me that he (she) subscribed the name of the said company thereto as surety, and his (her) own name as attorney-in-fact.

(SEAL)

_____

Notary Public

ATTACHMENT 5

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Sacramento)

On 10/26/18 before me, Gail C. Einerson, Notary Public
(insert name and title of the officer)

personally appeared James D. Einerson, Attorney-in-Fact,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

GAIL C. EINERSON
COMM.#2143976
Notary Public-California
SACRAMENTO COUNTY
My Comm. Exp. MAR. 21, 2020
ESI1 ESI1

Signature Gail C. Einerson (Seal)

ATTACHMENT 5

GREAT AMERICAN INSURANCE COMPANY®

Administrative Office: 301 E 4TH STREET • CINCINNATI, OHIO 45202 • 513-369-5000 • FAX 513-723-2740

The number of persons authorized by this power of attorney is not more than THREE

No. 0 14660

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the GREAT AMERICAN INSURANCE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Ohio, does hereby nominate, constitute and appoint the person or persons named below, each individually if more than one is named, its true and lawful attorney-in-fact, for it and in its name, place and stead to execute on behalf of the said Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; provided that the liability of the said Company on any such bond, undertaking or contract of suretyship executed under this authority shall not exceed the limit stated below.

Name	Address	Limit of Power
JAMES D. EINERSON GAIL C. EINERSON MICHELLE FURNO	ALL OF GOLD RIVER, CALIFORNIA	ALL $100,000,000.00

This Power of Attorney revokes all previous powers issued on behalf of the attorney(s)-in-fact named above.

IN WITNESS WHEREOF the GREAT AMERICAN INSURANCE COMPANY has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 16TH day of SEPTEMBER, 2015.

Attest

GREAT AMERICAN INSURANCE COMPANY

Assistant Secretary

Divisional Senior Vice President

STATE OF OHIO, COUNTY OF HAMILTON - ss:

DAVID C. KITCHIN (877-377-2405)

On this 16TH day of SEPTEMBER, 2015, before me personally appeared DAVID C. KITCHIN, to me known, being duly sworn, deposes and says that he resides in Cincinnati, Ohio, that he is a Divisional Senior Vice President of the Bond Division of Great American Insurance Company, the Company described in and which executed the above instrument; that he knows the seal of the said Company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by authority of his office under the By-Laws of said Company, and that he signed his name thereto by like authority.

Susan A. Kohorst
Notary Public, State of Ohio
My Commission Expires 05-18-2020

This Power of Attorney is granted by authority of the following resolutions adopted by the Board of Directors of Great American Insurance Company by unanimous written consent dated June 9, 2008.

RESOLVED: That the Divisional President, the several Divisional Senior Vice Presidents, Divisional Vice Presidents and Divisonal Assistant Vice Presidents, or any one of them, be and hereby is authorized, from time to time, to appoint one or more Attorneys-in-Fact to execute on behalf of the Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; to prescribe their respective duties and the respective limits of their authority; and to revoke any such appointment at any time.

RESOLVED FURTHER: That the Company seal and the signature of any of the aforesaid officers and any Secretary or Assistant Secretary of the Company may be affixed by facsimile to any power of attorney or certificate of either given for the execution of any bond, undertaking, contract of suretyship, or other written obligation in the nature thereof, such signature and seal when so used being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

CERTIFICATION

I, STEPHEN C. BERAHA, Assistant Secretary of Great American Insurance Company, do hereby certify that the foregoing Power of Attorney and the Resolutions of the Board of Directors of June 9, 2008 have not been revoked and are now in full force and effect.

Signed and sealed this 26 day of October, 2018

Assistant Secretary

S1029AF (06/15)

ATTACHMENT 5

CITY RANCHO CORDOVA - DEPARTMENT OF PUBLIC WORKS

NONCOLLUSION AFFIDAVIT

(Title 23 United States Code Section 112 and
Public Contract Code Section 7106)

To the CITY of RANCHO CORDOVA
DEPARTMENT OF PUBLIC WORKS.

In conformance with Title 23 United States Code Section 112 and Public Contract Code 7106 the bidder declares that the bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the bid is genuine and not collusive or sham; that the bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid, and has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or that anyone shall refrain from bidding; that the bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the bidder or any other bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other bidder, or to secure any advantage against the public body awarding the contract of anyone interested in the proposed contract; that all statements contained in the bid are true; and, further, that the bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any corporation, partnership, company association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid.

Note: The above Noncollusion Affidavit is part of the Proposal. Signing this Proposal on the signature portion thereof shall also constitute signature of this Noncollusion Affidavit.

Bidders are cautioned that making a false certification may subject the certifier to criminal prosecution.

Initial KCS

ATTACHMENT 5

DEBARMENT AND SUSPENSION CERTIFICATION

TITLE 49, CODE OF FEDERAL REGULATIONS, PART 29

The bidder, under penalty of perjury, certifies that, except as noted below, he/she or any other person associated therewith in the capacity of owner, partner, director, officer, manager:

- is not currently under suspension, debarment, voluntary exclusion, or determination of ineligibility by any Federal agency;
- has not been suspended, debarred, voluntarily excluded or determined ineligible by any Federal agency within the past 3 years;
- does not have a proposed debarment pending; and
- has not been indicted, convicted, or had a civil judgment rendered against it by a court of competent jurisdiction in any matter involving fraud or official misconduct within the past 3 years.

If there are any exceptions to this certification, insert the exceptions in the following space.

Exceptions will not necessarily result in denial of award, but will be considered in determining bidder responsibility. For any exception noted above, indicate below to whom it applies, initiating agency, and dates of action.

Notes: Providing false information may result in criminal prosecution or administrative sanctions. The above certification is part of the Proposal. Signing this Proposal on the signature portion thereof shall also constitute signature of this Certification.

Initial KS

ATTACHMENT 5

October 19, 2018

NTMP PHASE 5 PROJECT

CITY OF RANCHO CORDOVA

PROJECT NO. CP15-2135

ADDENDUM NO. 1

TO ALL PROSPECTIVE BIDDERS:

Please incorporate the following revisions as part of the contract documents for subject project. Any workmanship and/or materials involved shall be as set forth in the original drawings and/or specifications unless otherwise directed herein.

ITEM	PAGE OR DRAWING	LOCATION AND DESCRIPTION OF CHANGE
1.	Page 41-42 (Bid Schedule)	Replace Bid Schedule with attached revised Bid Schedule

Please note: Bid date and time has not changed. All bid proposal will be opened at approximately 11:05 a.m. on the date of 11/01/2018.

END OF ADDENDUM

Ben Chan
Assistant Civil Engineer

Albert Stricker
Director of Public Works

[redacted]

Kip Skidmore, President

ATTACHMENT 5

October 29, 2018

NTMP PHASE 5 PROJECT

CITY OF RANCHO CORDOVA

PROJECT NO. CP15-2135

ADDENDUM NO. 2

TO ALL PROSPECTIVE BIDDERS:

Please incorporate the following revisions as part of the contract documents for subject project. Any workmanship and/or materials involved shall be as set forth in the original drawings and/or specifications unless otherwise directed herein.

ITEM	PAGE OR DRAWING	LOCATION AND DESCRIPTION OF CHANGE
1.	Page 41-42 (Bid Schedule)	Bid Item #5 shall read "Remove PCC Curb, Gutter, Sidewalk, & Access Ramps". Replace Bid Schedule with attached revised Bid Schedule.

Please note: Bid date and time has not changed. All bid proposal will be opened at approximately 11:05 a.m. on the date of 11/01/2018.

END OF ADDENDUM

Ben Chan
Assistant Civil Engineer

Albert Stricker
Director of Public Works

[redacted]

Kip Skidmore, President

MEMORANDUM

DATE: November 19, 2018

TO: Honorable Mayor and Council Members

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

SUBJECT: **ANNEXATION OF THE SUNRIDGE VILLAGE PROJECT TO THE CITY OF RANCHO CORDOVA COMMUNITY FACILITIES DISTRICT NO. 2014-2 (STREET LIGHTING AND ROAD MAINTENANCE)**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTIONS

Adoption of the Resolution approves Annexation Map No. 4 for the Sunridge Village Project to Community Facilities District No. 2014-2 (Street Lighting and Road Maintenance) (hereinafter "CFD No. 2014-2"), and approves the recording of the annexation map and the Notice of Special Tax Lien.

BACKGROUND

On April 21, 2014, the City adopted a Resolution of Intention to establish a Community Facilities District (CFD) and Future Annexation Area for Citywide street lighting and road maintenance services. On June 2, 2014, the City adopted the Resolution forming CFD No. 2014-2 pursuant to the Mello-Roos Community Facilities Act of 1982 (State of California Government Code Section 5311 et seq.) (the "Act"). The action defining the Future Annexation Area for the District provided for a more efficient process for the annexation of property when the property owners have provided unanimous consent. Defining the future annexation area provided the Resolution of Intention, noticing, and public hearing for the entire future annexation area so these steps do not need to be repeated for each annexation.

The annexation process for projects within the future annexation area has been simplified to receiving a petition and waiver from the property owner(s), the City Council approving the Annexation Boundary Map by Resolution, followed by the recording of the Annexation Map and Notice of Special Tax Lien by the City Clerk.

DISCUSSION

The project included in this action was conditioned to annex to CFD No. 2014-2 to provide funding for maintenance services including the maintenance, repair, replacement and lighting of public streets and roads and appurtenant facilities in the public right of way. In October 2018, the property owner signed a unanimous approval of the annexation to CFD No. 2014-2. Adoption of the attached Resolution approves Annexation Map No. 4 for the project and directs the City Clerk to execute and record the Map and Notice of Special Tax Lien for the project.

ATTACHMENTS

1. Resolution
2. Boundary Map
3. Notice of Special Tax, including Exhibits A and B

ATTACHMENT 1

CITY OF RANCHO CORDOVA

RESOLUTION XX-XXXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, APPROVING THE BOUNDARY MAP FOR THE SUNRIDGE VILLAGE PROJECT ANNEXATION TO THE CITY OF RANCHO CORDOVA COMMUNITY FACILITIES DISTRICT NO. 2014-2 (STREET LIGHTING AND ROAD MAINTENANCE)

WHEREAS, the Conditions of Approval for the Sunridge Village Project requires the property owner/applicant to participate in the provision of funding to provide fair share maintenance of any existing and all new public improvements associated with the project; and

WHEREAS, on April 21, 2014, the City adopted Resolution No. 20-2014 declaring its intention to establish Community Facilities District No. 2014-2 (Street Lighting and Road Maintenance) (the "District") and Future Annexation Area for maintenance of street lighting and road maintenance services. On June 2, 2014, the City adopted Resolution No. 34-2014 forming CFD No. 2012-2 pursuant to the Mello-Roos Community Facilities Act of 1982 (State of California Government Code Section 5311 et seq.) (the "Act"); and

WHEREAS, the action defining the Future Annexation Area for the District provided for a more efficient process for the annexation of property when the property owners have provided for their unanimous consent such that the annexation process for projects within the Future Annexation Area has been reduced to receiving a petition, consent and waiver from the property owner(s); and

WHEREAS, in October 2018, the property owner executed a unanimous approval form which irrevocably consents to and votes in favor of the annexation of the property to the District and the levy of the special tax on the property to finance the services of the CFD in accordance with the Rate and Method of the District; and

WHEREAS, in the case of annexation proceedings, pursuant to Streets and Highways Code Section 3110.5 a separate map of the area proposed to be annexed is required to be prepared and adopted; and

WHEREAS, City staff has caused to be prepared Annexation Map No. 4 for the property known as the Sunridge Village Project, Attachment 2, attached hereto, for the annexation of the property to CFD No. 2014-2 (Street Lighting and Road Maintenance).

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

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

2. Council approves Annexation Map No. 4 and finds and determines that the territory shown in the Annexation Map is hereby added to and made a part of the District with full legal effect.

3. The City Clerk is directed to execute and record Annexation Map No. 4 in the office of the County Recorder of Sacramento County not later than 15 days after the adoption of this Resolution.

ATTACHMENT 1

4. The City Council finds and determines that a special tax shall be levied within the Territory to be annexed and which special tax shall be the same as the tax to be levied within the District. Collection of said tax shall commence in Fiscal Year 2019-2020, and the rate and method of apportionment of said tax shall be as set forth in the Resolution of Formation of the District.

5. The City Clerk is directed to execute and record a Notice of Special Tax Lien in substantially the same form as shown in Attachment 3, attached hereto, in the office of the County Recorder of Sacramento County not later than 15 days after recordation of the Annexation Map No. 4.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 19th day of November, 2018, by the following vote of the City Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Linda Budge, Mayor

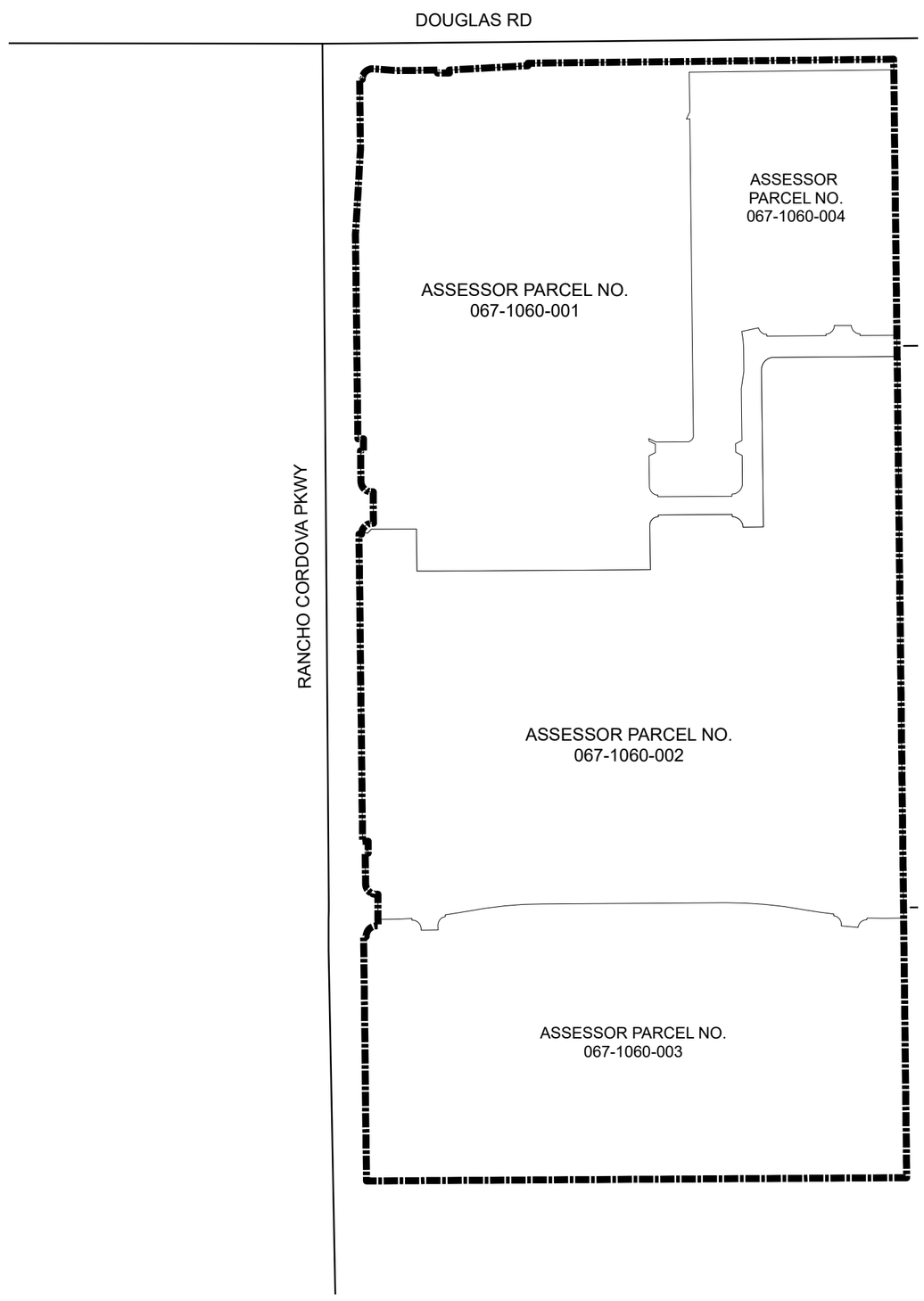
ATTEST:

_____
Stacy Leitner, City Clerk

PROPOSED BOUNDARY OF ANNEXATION 4 (SUNRIDGE VILLAGE) TO

CITY OF RANCHO CORDOVA COMMUNITY FACILITIES DISTRICT NO. 2014-2

COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



CLERK'S MAP STATEMENT

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF RANCHO CORDOVA THIS _____ DAY OF _____ 2018.

_____
CITY CLERK OF THE CITY OF RANCHO CORDOVA

CLERK'S MAP STATEMENT

I HEREBY CERTIFY THAT THE AREA SHOWN ON THIS MAP OF THE PROPOSED ANNEXATION 4 (SUNRIDGE VILLAGES 1 - 4) TO COMMUNITY FACILITIES DISTRICT NO. 2014-2, (STREET LIGHTING AND LANDSCAPE MAINTENANCE), CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AT A REGULARLY SCHEDULED MEETING THEREOF, HELD ON THE ____ DAY OF _____ 2018. BY ITS RESOLUTION NO. _____.

_____
CITY CLERK OF THE CITY OF RANCHO CORDOVA

COUNTY RECORDER'S FILING STATEMENT

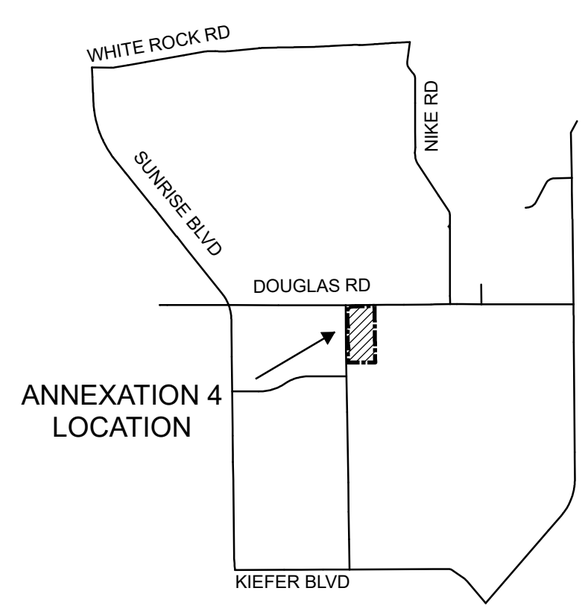
FILED THIS _____ DAY OF _____ 2018. AT THE HOUR OF _____ O'CLOCK ____.M. IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS PAGE NO. _____ IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

DONNA ALLRED
COUNTY RECORDER OF THE COUNTY OF SACRAMENTO, CALIFORNIA

BY: _____
DEPUTY

FILE: _____

VICINITY MAP



Legend

Annexation Boundary

1 " = 300 '

HARRIS & ASSOCIATES
22 EXECUTIVE PARK SUITE 200
IRVINE, CALIFORNIA 92614
800-827-4901

PROPOSED BOUNDARY MAP

City of Rancho Cordova
Community Facilities District No. 2014-2
ANNEXATION 4 (Sunridge Villages 1 - 4)
County of Sacramento, California

Sheet 1 of 1

ATTACHMENT 3

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, California 95670
Attention: City Clerk

AMENDED NOTICE OF SPECIAL TAX LIEN

Pursuant to the requirements of Section 3114.5 of the Streets and Highways Code and Section 53328.3 of the Government Code, the undersigned clerk of the legislative body of the City of Rancho Cordova (the "City"), State of California, hereby gives notice that a lien to secure payment of special taxes is hereby imposed by the City Council of the City. The special taxes secured by this lien are authorized to be levied for the purpose of providing services and materials for the ordinary and usual operation, maintenance and servicing of the street improvements, the street-lighting network, dedicated easements, and appurtenant facilities, and administration and overhead of all aspects of the district.

The special taxes are authorized to be levied within Annexation Map No. 4 the "Annexed Area") of the City of Rancho Cordova Community Facilities District No. 2014-2 (Street, Lighting and Landscaping Maintenance) (the "District"), which has now been officially annexed to the District, and the lien of the special taxes are a continuing lien which shall secure each annual levy of the special taxes and which shall continue in force and effect until the special taxes cease to be levied and a notice of cessation of special taxes is recorded in accordance with Section 53330.5 of the Government Code.

The rate, method of apportionment, and manner of collection of authorized special tax is as set forth in Exhibit "A" attached hereto and hereby made a part hereof. The obligation to pay the special tax may not be prepaid and permanently satisfied and the lien of the special taxes canceled.

Notice is further given that upon the recording of this notice in the office of the county recorder, the obligation to pay the special tax levies shall become a lien upon all nonexempt real property within the District in accordance with Section 3115.5 of the Streets and Highways Code.

The name of the owner and the assessor's tax parcel number(s) of the real property included within the District and not exempt from the special tax are as set forth in Exhibit "B" attached hereto.

Reference is hereby made to the Notice of Special Tax Lien with respect to the District recorded on June 17, 2014, as Document No. 20140617 page 353, in the office of the County Clerk & Recorder of the County of Sacramento, California, which contains

ATTACHMENT 3

a list of the then existing owners and assessor tax parcel numbers of the original boundaries of the District.

Reference is made to the boundary map of the District recorded at Book 116, Pages 0023-0024, Document No. 20140430 Pg0873 of Maps and Assessment and Community Facilities Districts in the Office of the County Recorder for the County of Sacramento, State of California (the " Original Boundary Map"), and the map of the Annexed Territory recorded at Book 123, Page 25, Document No. 201706140940 in the Office of the County Recorder for the County of Sacramento, State of California, which map together with the Original Boundary Map and the boundary maps of record for all prior annexations, are now the final boundary maps of the Community Facilities District including the Annexed Territory.

For further information concerning the current and estimated future tax liability of owners or purchasers of real property subject to this special tax lien, interested persons should contact the Department of Public Works of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California 95670, (916) 851-8710.

Dated: _____

_____
CITY CLERK OF THE CITY OF
RANCHO CORDOVA

ATTACHMENT 3

EXHIBIT A

CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2014-2
(STREET, LIGHTING AND LANDSCAPING MAINTENANCE)

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

A Special Tax applicable to each Assessor's Parcel in Community Facilities District No. 2014-2 (Street, Lighting and Landscaping Maintenance) shall be levied and collected according to the tax liability determined by the City Council, acting in its capacity as the legislative body of CFD No. 2014-2, through the application of the appropriate Special Tax rate, as described below. All of the property in CFD No. 2014-2, unless exempted by law or by the provisions of Section E below, shall be taxed for the purposes, to the extent, and in the manner herein provided, including property subsequently annexed to CFD No. 2014-2 unless a separate Rate and Method of Apportionment of Special Tax is adopted for the annexation area.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Acre or Acreage" means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable final subdivision map, a final parcel map, a final approved condominium plan, or functionally equivalent final map or instrument recorded in the Office of the County Recorder. If the area shown on said map is in square footage, Acreage shall be calculated by dividing the square footage by 43,560.

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

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

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

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

"Annual Escalation Factor" means the annual percentage increase in the McGraw-Hill Engineering News Record Construction Cost Index (ENR CCI) for the San Francisco area from January of the previous year to January of the year that the Special Tax is levied. In the event that the

ENR CCI defined above is no longer reported, the City Council shall select a similar index to replace it.

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

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

"Authorized Services" means the public services authorized to be funded by CFD No. 2014-2 as set forth in the documents adopted by the City Council when the CFD was formed.

"CFD" or **"CFD No. 2014-2"** means the City of Rancho Cordova Community Facilities District No. 2014-2 (Street, Lighting and Landscaping Maintenance).

"City" means the City of Rancho Cordova.

"City Council" means the City Council of the City of Rancho Cordova, acting as the legislative body of CFD No. 2014-2.

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

"County" means the County of Sacramento.

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

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

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

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

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

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

"Multi-Family Property" means, in any Fiscal Year, all Parcels of Developed Property for which a building permit or use permit has been issued for construction of a residential structure with five (5) or more Units that share a single Assessor's Parcel number, all of which are offered for rent to the general public and cannot be purchased by individual homebuyers.

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

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

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

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

"Public Property" means any property within the boundaries of CFD No. 2014-2 that is owned by the federal government, State of California, County, City, or other public agency.

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

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

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

"Single Family Attached Property" means, in any Fiscal Year, all Parcels of Developed Property for which a building permit was issued for construction of a residential structure consisting of two (2) to four (4) Units that share common walls, have separate Assessor's Parcel numbers assigned to them (except for a duplex unit, which may share an Assessor's Parcel with another duplex unit), and are offered as for-sale Units (which shall still be the case even if the Units are purchased and subsequently offered for rent by the owner of the Unit(s)), including such residential structures that meet the statutory definition of a condominium contained in Civil Code Section 1351.

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

"Soundwall Parcel" means any Parcel of Developed Property whose tract boundary is encompassed by soundwalls maintained within the CFD.

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

"Special Tax" means a special tax levied in any Fiscal Year on property within CFD No. 2014-2 to pay the Special Tax Requirement.

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

"Taxable Property" means all Assessor's Parcels within the boundaries of CFD No. 2014-2 which are not exempt from the Special Tax pursuant to law or Section E below.

"Taxable Public Property" means, in any Fiscal Year, all Assessor's Parcels in CFD No. 2014-2 that had, in prior Fiscal Years, been taxed as Developed Property and subsequently came under the ownership of a public agency.

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

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

B. DATA COLLECTION FOR ANNUAL TAX LEVY

Each Fiscal Year, the Administrator shall identify the current Assessor's Parcel number for all Parcels of Taxable Property within CFD No. 2014-2 and shall determine within which Tax Zone each Assessor's Parcel is located. Upon each annexation of property into CFD No. 2014-2, the Administrator shall update Attachment 1 to include the new Assessor's Parcel number(s). In addition, for all Parcels of Developed Property, if applicable to the Tax Zone in which the Parcels are located, the Administrator shall determine if each Parcel is an Ordinary Use Parcel, an Additional Load Parcel, a Residential Alley Parcel, a Decorative Lighting Parcel, an Additional Load and Decorative Lighting Parcel, or a Residential Alley and Decorative Lighting Parcel.

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

Residential Property, the Administrator shall determine the Acreage of, and Square Footage on, each Parcel.

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

In any Fiscal Year, if it is determined that (i) a parcel map for a portion of property in CFD No. 2014-2 was recorded after January 1 of the prior Fiscal Year (or any other date after which the Assessor will not incorporate the newly-created Parcels into the then current tax roll), (ii) because of the date the parcel map was recorded, the Assessor does not yet recognize the new Parcels created by the parcel map, and (iii) one or more of the newly-created Parcels meets the definition of Developed Property, the Administrator shall calculate the Special Tax for the property affected by recordation of the parcel map by determining the Special Tax that applies separately to each newly-created Parcel, then applying the sum of the individual Special Taxes to the Parcel that was subdivided by recordation of the parcel map.

C. MAXIMUM SPECIAL TAX

1. All Tax Zones

The following Maximum Special Taxes apply to all Parcels of Developed Property within each Tax Zone of CFD No. 2014-2, unless otherwise specified in Attachment 1.

a. Ordinary Use Parcels

MAXIMUM SPECIAL TAXES
ORDINARY USE PARCELS
(FISCAL YEAR 2014-15)

Land Use Class	Maximum Special Tax
Single Family Detached Property	$374.78 per Unit
Single Family Attached Property	$296.07 per Unit
Multi-Family Property	$213.62 per Unit
Commercial Property	$559.17 per 1,000 Square Feet
Hotel Property	$221.12 per Unit
Industrial Property	$168.65 per 1,000 Square Feet
Office Property	$558.42 per 1,000 Square Feet

On each July 1, commencing July 1, 2015, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

b. Residential Alley Parcels

MAXIMUM SPECIAL TAXES
RESIDENTIAL ALLEY PARCELS
(FISCAL YEAR 2014-15)

Land Use Class	Maximum Special Tax
Single Family Detached Property	$406.87 per Unit
Single Family Attached Property	$321.43 per Unit
Multi-Family Property	$231.92 per Unit
Commercial Property	N/A
Hotel Property	N/A
Industrial Property	N/A
Office Property	N/A

On each July 1, commencing July 1, 2015, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

c. Decorative Lighting Parcels

MAXIMUM SPECIAL TAXES
DECORATIVE LIGHTING PARCELS
(FISCAL YEAR 2014-15)

Land Use Class	Maximum Special Tax
Single Family Detached Property	$380.51 per Unit
Single Family Attached Property	$300.60 per Unit
Multi-Family Property	$216.89 per Unit
Commercial Property	$567.72 per 1,000 Square Feet
Hotel Property	$224.50 per Unit
Industrial Property	$171.23 per 1,000 Square Feet
Office Property	$566.96 per 1,000 Square Feet

On each July 1, commencing July 1, 2015, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

d. Additional Load Parcels

MAXIMUM SPECIAL TAXES
ADDITIONAL LOAD PARCELS
(FISCAL YEAR 2014-15)

Land Use Class	Maximum Special Tax
Single Family Detached Property	N/A
Single Family Attached Property	N/A
Multi-Family Property	N/A
Commercial Property	$580.39 per 1,000 Square Feet
Hotel Property	N/A
Industrial Property	$175.05 per 1,000 Square Feet
Office Property	N/A

On each July 1, commencing July 1, 2015, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

e. Soundwall Parcels

MAXIMUM SPECIAL TAXES
SOUNDWALL PARCELS
(FISCAL YEAR 2014-15)

Land Use Class	Maximum Special Tax
Single Family Detached Property	$390.71 per Unit
Single Family Attached Property	$308.66 per Unit
Multi-Family Property	$222.70 per Unit
Commercial Property	$582.94 per 1,000 Square Feet
Hotel Property	$230.52 per Unit
Industrial Property	$175.82 per 1,000 Square Feet
Office Property	$582.16 per 1,000 Square Feet

On each July 1, commencing July 1, 2015, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

f. Additional Load and Decorative Lighting Parcels

MAXIMUM SPECIAL TAXES
ADDITIONAL LOAD AND DECORATIVE LIGHTING PARCELS
(FISCAL YEAR 2014-15)

Land Use Class	Maximum Special Tax
Single Family Detached Property	N/A
Single Family Attached Property	N/A
Multi-Family Property	N/A
Commercial Property	$588.94 per 1,000 Square Feet
Hotel Property	N/A
Industrial Property	$177.63 per 1,000 Square Feet
Office Property	N/A

On each July 1, commencing July 1, 2015, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

g. Residential Alley and Decorative Lighting Parcels

MAXIMUM SPECIAL TAXES
RESIDENTIAL ALLEY AND DECORATIVE LIGHTING PARCELS
(FISCAL YEAR 2014-15)

Land Use Class	Maximum Special Tax
Single Family Detached Property	$412.60 per Unit
Single Family Attached Property	$325.96 per Unit
Multi-Family Property	$235.18 per Unit
Commercial Property	N/A
Hotel Property	N/A
Industrial Property	N/A
Office Property	N/A

On each July 1, commencing July 1, 2015, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

h. Residential Alley and Soundwall Parcels

MAXIMUM SPECIAL TAXES
RESIDENTIAL ALLEY AND SOUNDWALL PARCELS
(FISCAL YEAR 2014-15)

Land Use Class	Maximum Special Tax
Single Family Detached Property	$425.31 per Unit
Single Family Attached Property	$336.00 per Unit
Multi-Family Property	$242.43 per Unit
Commercial Property	N/A
Hotel Property	N/A
Industrial Property	N/A
Office Property	N/A

On each July 1, commencing July 1, 2015, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

i. Decorative Lighting and Soundwall Parcels

MAXIMUM SPECIAL TAXES
DECORATIVE LIGHTING AND SOUNDWALL PARCELS
(FISCAL YEAR 2014-15)

Land Use Class	Maximum Special Tax
Single Family Detached Property	$396.30 per Unit
Single Family Attached Property	$313.07 per Unit
Multi-Family Property	$225.89 per Unit
Commercial Property	$591.27 per 1,000 Square Feet
Hotel Property	$233.81 per Unit
Industrial Property	$178.33 per 1,000 Square Feet
Office Property	$590.48 per 1,000 Square Feet

On each July 1, commencing July 1, 2015, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

j. Residential Alley, Decorative Lighting, and Soundwall Parcels

MAXIMUM SPECIAL TAXES
RESIDENTIAL ALLEY, DECORATIVE LIGHTING AND SOUNDWALL PARCELS
(FISCAL YEAR 2014-15)

Land Use Class	Maximum Special Tax
Single Family Detached Property	$428.15 per Unit
Single Family Attached Property	$338.23 per Unit
Multi-Family Property	$244.04 per Unit
Commercial Property	N/A
Hotel Property	N/A
Industrial Property	N/A
Office Property	N/A

On each July 1, commencing July 1, 2015, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

D. METHOD OF LEVY AND COLLECTION OF SPECIAL TAX

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

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

Second: If additional revenue is needed after the first step has been completed, the Special Tax shall be levied proportionately on each Parcel of Taxable Public Property up to 100% of the Maximum Special Tax that would have applied to the Parcel had the Parcel not become Public Property until the amount levied is equal to the Special Tax Requirement for the Fiscal Year.

The Special Tax for CFD No. 2014-2 shall be collected at the same time and in the same manner as ordinary ad valorem property taxes provided, however, that the City may (under the authority of Government Code Section 53340) collect Special Taxes at a different time or in a different manner if necessary to meet CFD No. 2014-2 financial obligations and the Special Tax shall be equally subject to foreclosure if delinquent.

E. LIMITATIONS

Notwithstanding any other provision of this Rate and Method of Apportionment of Special Tax, no Special Tax shall be levied on (i) any Parcel of Public Property that is not Taxable Public Property, and (ii) any Parcel in CFD No. 2014-2 that is not Developed Property.

F. DURATION OF SPECIAL TAX

The Special Tax shall be levied in perpetuity to fund the Special Tax Requirement, unless no longer required as determined at the sole discretion of the City Council.

G. INTERPRETATION OF SPECIAL TAX FORMULA

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

ATTACHMENT 1

CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2014-2
(STREET, LIGHTING AND LANDSCAPING MAINTENANCE)

IDENTIFICATION OF TAX ZONES

TAX ZONE 1

Assessor's Parcels Included in Tax Zone 1 *	Fiscal Year In Which Property Was Added to CFD No. 2014-2
067-0030-066 067-0030-067 067-0030-069 067-0030-070 067-1020-001 067-1020-002	2013-14

*** The property identified by the Assessor's Parcel Numbers listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to APNs in future Fiscal Years. As APNs change, the City may update Attachment 1 to reflect the most current APNs and Tax Zones consistent with the categories of Developed Property set forth in the Rate and Method of Apportionment of Special Tax for CFD No. 2014-2.**

Tax Zone 1 – Maximum Special Taxes

The following Maximum Special Taxes apply to all Parcels of Developed Property within Tax Zone 1 of CFD No. 2014-2. These Maximum Special Taxes do not incorporate the long-term maintenance activities which are included as a part of CFD No. 2014-1 (Montelena).

ATTACHMENT 3

MAXIMUM SPECIAL TAXES
ORDINARY USE PARCELS
(FISCAL YEAR 2014-15)

Land Use Class	Ordinary Use Parcels Maximum Special Tax Zone 1	Soundwall and Decorative Lighting Parcels Maximum Special Tax Zone 1
Single Family Detached Property	$275.49 per Unit	$279.85 per Unit
Single Family Attached Property	$217.64 per Unit	$221.08 per Unit
Multi-Family Property	$157.03 per Unit	$159.52 per Unit
Commercial Property	$210.00 per 1,000 Square Feet	$210.00 per 1,000 Square Feet
Hotel Property	$162.54 per Unit	$165.11 per Unit
Industrial Property	$123.97 per 1,000 Square Feet	$125.93 per 1,000 Square Feet
Office Property	$210.00 per 1,000 Square Feet	$210.00 per 1,000 Square Feet

On each July 1, commencing July 1, 2015, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

TAX ZONE 2

Assessor's Parcels Included In Tax Zone 2*			Fiscal Year in Which Property Was Added to CFD No. 2014-2
072-2870-001	through	072-2870-072	2014-15
072-2880-001	through	072-2880-082	
072-2890-001	through	072-2890-088	
072-2900-001	through	072-2900-080	
072-2910-001	through	072-2910-083	
072-2920-001	through	072-2920-069	
072-2940-001	through	072-2940-066	
072-2950-001	through	072-2950-063	
072-2960-001	through	072-2960-065	

*** The property identified by the Assessor's Parcel Numbers listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's**

ATTACHMENT 3

Parcels or changes to APNs in future Fiscal Years. As APNs change, the City may update Attachment 1 to reflect the most current APNs and Tax Zones consistent with the categories of Developed Property set forth in the Rate and Method of Apportionment of Special Tax for CFD No. 2014-2.

Tax Zone 2 – Maximum Special Taxes

The following Maximum Special Taxes apply to all Parcels of Developed Property within Tax Zone 2 of CFD No. 2014-2. These Maximum Special Taxes include the maintenance of street lighting only.

MAXIMUM SPECIAL TAXES
ORDINARY USE PARCELS
(FISCAL YEAR 2014-15)

Land Use Class	Street Lighting Only Maximum Special Tax Zone 2
Single Family Detached Property	$38.00 per Unit
Single Family Attached Property	$38.00 per Unit
Multi-Family Property	$157.03 per Unit
Commercial Property	$210.00 per 1,000 Square Feet
Hotel Property	$162.54 per Unit
Industrial Property	$123.97 per 1,000 Square Feet
Office Property	$210.00 per 1,000 Square Feet

On each July 1, commencing July 1, 2015, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

ATTACHMENT 3

EXHIBIT B

OWNER AND THE ASSESSOR'S TAX PARCEL NUMBER(S)

Parcel No.	Property Owner
067-1060-001	Cresleigh Homes Corporation
067-1060-002	Cresleigh Homes Corporation
067-1060-003	Cresleigh Homes Corporation
067-1060-004	Cresleigh Homes Corporation

MEMORANDUM

DATE: November 19, 2018

TO: Honorable Mayor and Council Members

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

SUBJECT: **A RESOLUTION DECLARING THE CITY'S INTENTION TO IMPOSE AN ANNUAL STORMWATER UTILITY FEE FOR THE MAINTENANCE OF STORM DRAINAGE AND FLOOD PROTECTION SYSTEMS FOR THE SUNRIDGE VILLAGE PROJECT**

RECOMMENDATION

Adopt a Resolution designating a time and place for hearing protests in connection with the Annual Stormwater Utility Fee for the Sunridge Village project.

RESULT OF RECOMMENDED ACTION

Action on this item will declare the Council's intention to impose the annual Stormwater Utility Fee for the maintenance of the storm drainage and flood protection system for the Sunridge Village project and sets a public hearing for December 3, 2018 on the matter.

BACKGROUND

The Council has previously approved the Sunridge Village project with a condition of approval which requires that the property owner fund operation and maintenance of the storm drainage system. This condition will be satisfied by participation in the City's Stormwater Utility Fee for storm drainage and flood protection services which is the subject of this action.

Previously, projects were required to annex to the County's Stormwater Utility. Since the City has taken over drainage maintenance and operations services from the County, it was necessary to establish the Stormwater Utility District to fund drainage services to ensure compliance with new state and federal laws and regulations. The Stormwater Utility Fee was established on September 2, 2014 by Ordinance No. 7-2014.

DISCUSSION

The property owner has submitted a petition and waiver for the City to institute the proceedings to impose the Stormwater Utility Fee. The Sunridge Village parcels are being annexed into the Stormwater Utility Fee (see ATTACHMENT 3). 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 improvements.

A "Rate Analysis Report" was adopted on September 2, 2014 by Resolution No. 103-2014. The report calculated the Fiscal Year 2014/2015 maximum annual Stormwater Utility Fee amount for each parcel proportionate to the estimated stormwater runoff for each parcel. The maximum annual fee increases each subsequent Fiscal Year by the annual change in the Consumer Price Index (CPI), during the preceding year, for All Urban Consumers, for the San Francisco-Oakland-San Jose areas, published by the United States Department of Labor, Bureau of Labor Statistics.

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

Table 1

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

ATTACHMENT 1 is a Resolution which sets 5:30 p.m., or as soon thereafter as possible, on December 3, 2018 as the time and date for a hearing on the matters set forth therein and directs the City Clerk to give notice of the public hearing. Notice of the Public Hearing will be published in the Grapevine Independent as required by law. Furthermore, a notice of the hearing will be mailed to each property owner within the proposed Stormwater Utility Fee area.

ATTACHMENTS

1. Resolution
2. Exhibit A to the Resolution
3. Annexation Map

ATTACHMENT 1

CITY OF RANCHO CORDOVA

RESOLUTION NO. XXX-2018

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFONIA, DESIGNATING A TIME AND PLACE FOR HEARING PROTESTS IN CONNECTION WITH THE ANNUAL STORMWATER UTILITY FEE FOR SUNRIDGE VILLAGE PROJECT

WHEREAS, the Stormwater Utility Fee was established on September 2, 2014 by Ordinance No. 7-2014 to fund services and facilities furnished by the City in connection with its storm drain system. The Proposed Stormwater Utility Fee may be billed through the County Utility Billing Service (CUBS) as part of the consolidated utility bill or may be collected on the County of Sacramento tax roll, commencing in Fiscal Year 2018-19, in the same manner, by the same persons, and at the same time as, together with and not separately from, the general taxes of the City in the manner prescribed by Sections 5471 et seq. of the California Health and Safety Code; and

WHEREAS, this Council has caused a written report entitled, "Rate Analysis Report", dated August 7, 2014, (the "Written Report") prepared by Harris & Associates and filed with the City Clerk containing a description of each parcel of real property within the City to which the Proposed Stormwater Utility Fee is applicable (collectively, the "Identified Parcels") and the amount of the Proposed 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 has received petitions and waivers from the owners of 100% of the area of land proposed to be included in the Proposed Stormwater Utility Fee; and

WHEREAS, Article XIII D of the California Constitution and the Proposition 218 Omnibus Implementation Act (Government Code Section 53750, et seq.) (the "Implementation Act") imposes certain procedural and substantive requirements relating to the imposition of property related fees and charges (as defined in Article XIII D), such as the Proposed Stormwater Utility Fee, including the requirement to conduct a protest hearing and balloting for consideration of the Proposed Stormwater Utility Fee. In accordance with Article XIII D and the Implementation Act, the City Council hereby approves the "Procedures for the Conduct of a Protest Hearing and Balloting Relating to a Proposed Stormwater Utility Fee" as set forth in Exhibit "A," attached hereto and incorporated herein by reference (the "Procedures").

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

1. The foregoing recitals are true and correct.

2. Notice is hereby given that the City Council designates Monday, December 3, 2018 at the hour of 5:30 p.m., in the Council Chambers, City Hall, 2729 Prospect Park Drive, Rancho Cordova, California, as the time and place for a public hearing on the above-described written report and protests or objections to the imposition of the proposed Stormwater Utility Fee.

ATTACHMENT 1

At the above-described public hearing, all interested persons shall be afforded the opportunity to hear and be heard, and the City Council shall consider all protests against the Proposed Stormwater Utility Fee. If written protests against the Stormwater Utility Fee are presented by a majority of owners of the Identified Parcels, the City shall not impose the Proposed Stormwater Utility Fee. In the absence of a majority protest, the City Council may submit the Proposed Stormwater Utility Fee to a vote of the property owners in accordance with Article XIII D of the California Constitution.

3. The City Clerk is hereby authorized and directed to give notice of the above-described public hearing in accordance with law and the Procedures.

4. Reference is hereby made to the Written Report described in Section 2 hereof, which is on file in the office of the City Clerk, for a full and detailed description of the Proposed Stormwater Utility Fee upon parcels of land within the City.

5. The City Council hereby designates Elizabeth Sparkman, Community Development Director, telephone number, (916) 851-8710 to answer inquiries regarding the public hearing, protest proceedings and procedural or technical matters.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 19th day of November, 2018 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Linda Budge, Mayor

ATTEST:

_____
Stacy Leitner, City Clerk

ATTACHMENT 2
Exhibit A to the Resolution

PROCEDURES FOR THE CONDUCT OF A PROTEST HEARING AND VOTE RELATING TO A PROPOSED STORMWATER UTILITY FEE

The following Procedures have been adopted by the City Council of the City of Rancho Cordova for the purpose of conducting a protest hearing required by Article XIII D of the California Constitution for consideration of the imposition of a proposed Stormwater Utility Fee *(the "Proposed* Stormwater Utility Fee *").*

TABLE OF CONTENTS

A. Written Report	Page 1
B. Notice of the Public Hearing on the Proposed Stormwater Utility Fee	Page 1
C. Eligibility to File a Protest	Page 2
D. Submission of Written Protests	Page 3
E. Conduct of the Public Hearing; Determination of A Majority Protest	Page 3
F. Conduct Property Owner Vote; Determination of a Majority Protest	Page 4

A. Written Report

The City shall cause to be prepared a written report ("Written Report"), which shall contain a list of all parcels to which the Proposed Stormwater Utility Fee will apply (the "Identified Parcels") and the amount of the Proposed Stormwater Utility Fee for each Identified Parcel for Fiscal Year 2017-2018.

The Written Report shall be placed on file in the office of the City Clerk prior to the mailing of the Notice of Public Hearing on the Proposed Stormwater Utility Fee and shall remain available for public inspection.

B. Notice of the Public Hearing on the Proposed Stormwater Utility Fee

Notice of the public hearing on the Proposed Stormwater Utility Fee shall be sent, postage prepaid, by first class mail at least forty-five (45) days prior to the date set for the public hearing to the Record Owner of each Identified Parcel. The forty-five (45) day requirement may be waived with the unanimous consent of the property owners.

"Record Owner" means the owner of an Identified Parcel whose name and address appears on the last Sacramento County equalized secured property tax assessment roll (the "Assessment Roll"), or in the case of any public entity, the State of California, or the United States, means the representative of that public entity at the address of that entity known to the City.

Notices shall be mailed to the Record Owners of the Identified Parcels, addressed to the names and addresses as they appear on the Assessment Roll, and, in the case of any public entity, the State of California, or the United States, addressed to the public entity at the address of that entity known to the City. In addition, notices shall be mailed to owners of the Identified Parcels, addressed to the names and addresses known to the City Clerk, if different than shown on the Assessment Roll.

Each mailed notice shall contain all of the following:

· A reference to filing of the Written Report;

· A reference to the proposed ordinance imposing the Proposed Stormwater Utility Fee and providing for the collection of the Fee on the County tax roll;

· The amount of the Proposed Stormwater Utility Fee to be imposed upon the Identified Parcel covered by the notice;

· The basis upon which the amount of the Proposed Stormwater Utility Fee was calculated;

· The reason for the Proposed Stormwater Utility Fee;

· A statement that the Proposed Stormwater Utility Fee may be collected as part of a consolidated utility bill via CUBS or on the County of Sacramento tax roll each year, commencing with Fiscal Year 2018-2019;

· The effect of a majority protest; and

· The date, time and location of a public hearing on the Proposed Stormwater Utility Fee.

The City Clerk, or the designee of the City Clerk, may certify the proper mailing of notices by an affidavit, which shall constitute conclusive proof of mailing in the absence of fraud.

Failure of any person to receive notice shall not invalidate the proceedings.

Notice of the filing of the Written Report and the public hearing shall be published once a week for two successive weeks in the Grapevine Independent, with the first publication at least fourteen (14) days prior to the date of the public hearing, and with at least five (5) days intervening between the first and second publications. The published notice may be waived by unanimous consent of the property owners.

C. Eligibility to File a Protest

The Assessment Roll shall be presumptive evidence of ownership of an Identified Parcel for protest purposes.

If the owner of any Identified Parcel is not shown on the Assessment Roll, such owner may file a protest for such parcel by filing with the City Clerk a proxy from the Record Owner in a form satisfactory to the City Attorney or evidence of ownership satisfactory to the City Attorney. Any such proxy or evidence must be received by the City Clerk prior to the conclusion of the public hearing.

When an Identified Parcel is held by a partnership, as community property, in joint tenancy, or as a tenancy in common, any partner, spouse, joint tenant, or tenant in common, as the case may be, may file a protest for such parcel.

An executor, administrator, or guardian may file a protest for an Identified Parcel on behalf of the estate it represents. If such representative is shown on the Assessment Roll as paying taxes and assessments levied against the parcel, that fact shall establish the right of such representative to file the protest. If such representative is not shown on the Assessment Roll, the representative must file with the City Clerk written documentation satisfactory to the City Attorney establishing the legal representation. Any such documentation must be filed with the City Clerk prior to the conclusion of the public hearing.

When an Identified Parcel is held by a corporation or unincorporated association, a protest may be filed by any person authorized in writing by the board of directors or trustees or other managing body thereof to take such actions. The corporation or unincorporated association must file with the City Clerk written authorization satisfactory to the City Attorney. Any such written authorization must be filed with the City Clerk prior to the conclusion of the public hearing.

D. <u>Submission of Written Protests</u>

Written protests may be mailed (via U.S. mail) to the City Clerk at City Hall or delivered in person to the City Clerk at City Hall or at the public hearing.

No protests delivered via e-mail will be counted for purposes of determining whether a majority protest exists, but the City Council may, in its discretion, consider such protests in making determinations regarding the Proposed Stormwater Utility Fee

Each written protest must identify the property covered by the protest and be signed.

No protest received after the close of the public hearing shall be counted in determining the existence of a majority protest. The last pick up by the City Clerk of protests mailed or delivered to City Hall will occur at 5:30 p.m. on the date scheduled for the public hearing. To ensure that protests which are mailed or delivered to City Hall are received by the City Clerk prior to the close of the public hearing, such protests must be received by the City Clerk at City Hall prior to 5:30 p.m. on the date scheduled for the public hearing. The City Clerk shall endorse on each written protest the date it is filed with the City. The City Clerk shall identify any protests which are received after the close of the public hearing.

Written protests may be withdrawn in writing at any time before the conclusion of the public hearing by the person who submitted the written protest.

For purposes of determining whether a majority protest exists, only one protest for each Identified Parcel will be counted.

All written protests shall be considered public records.

E. Conduct of the Public Hearing; Determination of a Majority Protest

1. At the time, date and place fixed for the public hearing, the City Council shall:

   (i) Conduct a public hearing pertaining to the Proposed Stormwater Utility Fee;

   (ii) Hear all persons interested in the matter of the Proposed Stormwater Utility Fee; and

   (iii) Receive all written communications regarding the Proposed Stormwater Utility Fee.

2. The public hearing may be continued from time to time, as the City Council determines is necessary to complete its consideration of the Proposed Stormwater Utility Fee.
3. If the City Council determines at the close of the public hearing that written protests have been presented, and not withdrawn, by a majority of owners of the Identified Parcels (i.e., there is a majority protest), the Proposed Stormwater Utility Fee shall not be approved.
4. If the City Council determines at the close of the public hearing that there is not a majority protest, the City Council may:

   (i) Remedy and correct any clerical error in the Written Report or otherwise modify the Written Report; provided that any such modification or correction shall not result in a Proposed Stormwater Utility Fee for any Identified Parcel which is greater than the amount shown in the notice of the public hearing that was mailed to the Record Owner of the Identified Parcel;

   (ii) Confirm the Written Report, as originally filed or as amended in accordance with subparagraph (i), above;

   (iii) Adopt a resolution calling for a property owner vote regarding the Proposed Stormwater Utility Fee.

F. Conduct Property Owner Vote; Determination of a Majority Consent

Pursuant to Government Code Section 53755.5(c), the proceedings described in this section shall not constitute an election or voting for purposes of Article II of the California Constitution or of the Elections Code.

An election on the Proposed Stormwater Utility Fee shall be sent, postage prepaid, by first class mail at least forty-five (45) days prior to the date set for the election to the Record Owner of each Identified Parcel. The forty-five (45) day requirement may be waived with the unanimous consent of the property owners.

Each mailed ballot shall contain all of the following:

• On the face of the envelope in which the notice of election and ballot are mailed, there shall appear in substantially the following form in no smaller than 16-point bold type: "OFFICIAL BALLOT ENCLOSED."

• The ballot shall include the agency's address for return of the ballot, the date and location where the ballots will be tabulated, and a place where the person returning it may indicate his or her name, a reasonable identification of the parcel, and his or her support or opposition to the proposed fee. The ballots shall be tabulated in a location accessible to the public. The ballot shall be in a form that conceals its content once it is sealed by the person submitting it. The ballot shall remain sealed until the ballot tabulation commences.

No ballot received after the time of the ballot tabulation shall be counted in determining the existence of majority consent. The last pick up by the City Clerk of ballots mailed or delivered to City Hall will occur at 1:30 p.m. on the date scheduled for the election. To ensure that ballots which are mailed or delivered to City Hall are received by the City Clerk prior to the commencement of the ballot tabulation, such ballots must be received by the City Clerk at City Hall prior to 5:30 p.m. on the date scheduled for the ballot tabulation. The City Clerk shall endorse on each ballot the date it is filed with the City. The City Clerk shall identify any ballots which are received after the commencement of the ballot tabulation.

An impartial person designated by the City who does not have a vested interest in the outcome of the proposed fee shall tabulate the ballots submitted in support of or opposition to the proposed fee. An impartial person includes, but is not limited to, the City Clerk. If the City uses City personnel for the ballot tabulation, or if the City contracts with a vendor for the ballot tabulation and the vendor or its affiliates participated in the research, design, engineering, public education, or promotion of the fee, the ballots shall be unsealed and tabulated in public view to permit all interested persons to meaningfully monitor the accuracy of the tabulation process.

The ballot tabulation may be continued to a different time or different location accessible to the public, provided that the time and location are announced at the location at which the tabulation commenced and posted by the City in a location accessible to the public. The impartial person may use technological methods to tabulate the ballots, including, but not limited to, punchcard or optically readable (bar-coded) ballots. During and after the tabulation, the ballots and, if applicable, the information used to determine the weight of each ballot, shall be treated as public records, subject to public disclosure and made available for inspection by any interested person. The ballots shall be preserved for a minimum of two years, after which they may be destroyed.

Majority approval of the Record Owners shall exist if the number of valid ballots in favor of the fee exceeds the number of valid ballots in opposition to the fee.

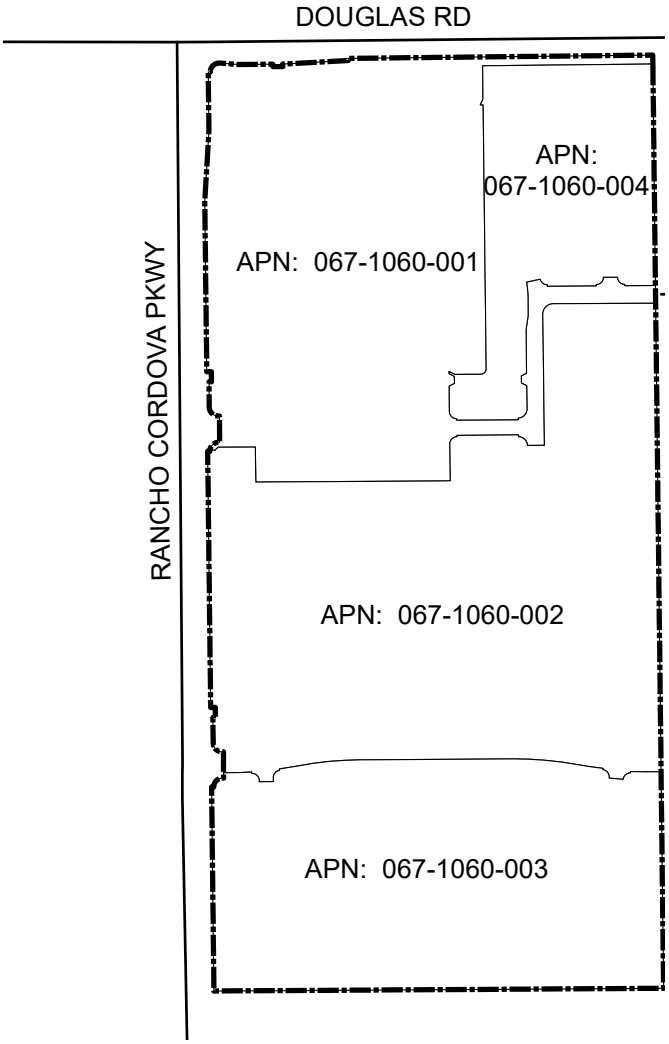
At the time, date and place fixed for the ballot tabulation, the City Council shall direct the City Clerk to commence the ballot tabulation.

If there is no majority approval, the Stormwater Utility Fee shall not be imposed.

If majority approval exists, the City Council may impose the Stormwater Utility Fee pursuant to the Ordinance.

ATTACHMENT 3

CITY OF RANCHO CORDOVA
STORMWATER UTILITY FEE AREA
ANNEXATION 8
(SUNRIDGE VILLAGE)



Legend

Annexation Boundary

Parcel Boundary

MEMORANDUM

DATE: November 19, 2018

TO: Honorable Mayor and Council Members

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

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

RECOMMENDATION

Adopt the Resolution declaring the results of the mail ballot election relating to the imposition of the annual Stormwater Utility Fee on the European Parts Depot Project.

RESULT OF RECOMMENDED ACTION

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

BACKGROUND

The City Council previously adopted a Resolution on October 1, 2018 declaring its intention to impose the Annual Stormwater Utility Fee ("Fee") pursuant to Ordinance No. 7-2014 on the European Parts Depot Project. A protest hearing was conducted on October 15, 2018 at which time no written protest was received from the property owner representing a majority of the parcel subject to the Fee. Council then adopted a Resolution authorizing the mailing of a property owner ballot for the purpose of submitting the Fee to a vote of the owners subject to the Fee. Only one parcel is subject to the fee.

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

ATTACHMENTS

1. Resolution
2. Exhibit A to the Resolution

CITY OF RANCHO CORDOVA

RESOLUTION NO. XXX-2018

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, DECLARING THE RESULTS OF A MAIL BALLOT ELECTION RELATING TO THE IMPOSITION OF THE ANNUAL STORMWATER UTILITY FEE ON EUROPEAN PARTS DEPOT PROJECT IN THE CITY OF RANCHO CORDOVA

WHEREAS, on October 1, 2018 City Council adopted a Resolution declaring its intention to impose the Annual Stormwater Utility Fee ("Fee") for European Parts Depot Project; and

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

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

WHEREAS, before imposing the fee, the City Council is required to hold a noticed public hearing on a written report (the "Written Report") containing a description of each parcel of real property within the City to which the fee is applicable and the amount of the fee for each such parcel for Fiscal Year 2018-2019 and to consider protests to the fee and, if a majority protest is not received at the public hearing, the Council must submit the question of the imposition of the fee to a vote of the owners of the property subject to the proposed fee for approval before the proposed fee may be levied; and

WHEREAS, in accordance with Proposition 218 the City Council held a duly noticed public hearing on the matter of the Written Report and the proposed fee on October 15, 2018 and took testimony, both written and oral; and

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

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

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

1. The above recitals are true and correct.
2. The Certificate is hereby accepted into the records of the City.
3. The results of the Ballot Measure are as set forth in the Certificate on file with the City Clerk and attached to this Resolution as Exhibit A ("Certificate").

4. The City Clerk is authorized to declare the results of the mail ballot election relating to the imposition of the Stormwater Utility fee on the Creekside Commerce Center Project.
5. Pursuant to said Certificate, if the Ballot Measure submitted was approved by a majority vote of the owner of parcel subject to the Fee, the Fee is hereby imposed pursuant to Ordinance No. 7-2014 on the European Parts Depot Project, otherwise, if the Ballot Measure submitted was not approved by a majority vote of the owner of parcel subject to the Fee, the imposition of the Fee is hereby abandoned for the European Parts Depot Project.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova this 19th day of November, 2018, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____
Linda Budge, Mayor

ATTEST:

_____
Stacy Leitner, City Clerk

Exhibit A

CERTIFICATE OF THE CITY CLERK AS TO

THE RESULTS OF THE CANVASS OF THE ELECTION RETURNS

IN CONNECTION WITH THE PROPOSED STORMWATER UTILITY FEE

IN THE CITY OF RANCHO CORDOVA

I, Stacy Leitner, City Clerk of the City of Rancho Cordova, hereby certify that I canvassed the returns of the election in connection with the imposition of an annual stormwater utility fee that the day for the return of mailed ballot, scheduled for November 8, 2018. The election was concluded on that date and that the total number of ballots cast in said election and the total number of votes cast for and against the ballot measure, as specified below, are full, true and correct.

Total of Ballots Received:

Total "Yes" Ballots:

Total "No" Ballots:

_____

Stacy Leitner, City Clerk

ATTACHMENT 2
Exhibit A to the Resolution

Exhibit A

CERTIFICATE OF THE CITY CLERK AS TO

THE RESULTS OF THE CANVASS OF THE ELECTION RETURNS

IN CONNECTION WITH THE PROPOSED STORMWATER UTILITY FEE

IN THE CITY OF RANCHO CORDOVA

I, Stacy Leitner, City Clerk of the City of Rancho Cordova, hereby certify that I canvassed the returns of the election in connection with the imposition of an annual stormwater utility fee that the day for the return of mailed ballot, scheduled for November 8, 2018. The election was concluded on that date and that the total number of ballots cast in said election and the total number of votes cast for and against the ballot measure, as specified below, are full, true and correct.

Total of Ballots Received: 1

Total "Yes" Ballots: 1

Total "No" Ballots: 0

Stacy Leitner

Stacy Leitner, City Clerk

MEMORANDUM

DATE: November 19, 2018

TO: Honorable Mayor and Council Members

FROM: June Cowles, Senior Planner

SUBJECT: **RIVERGATE QUICK QUACK CAR WASH CONDITIONAL USE PERMIT AND MINOR DESIGN REVIEW PERMIT; PROJECT NO. DD9808 – LOCATED WITHIN THE RIVERGATE SHOPPING CENTER**

PROPERTY OWNERS:	**APPLICANT/DEVELOPER:**
Ethan Conrad Properties, Inc. 1300 National Drive, Suite 100 Sacramento, CA 95661	Efrain Corona, Quick Quack Development II, LLC 1380 Lead Hill Boulevard, Suite 260 Roseville, CA 95661

PROJECT:	The applicant is requesting a Conditional Use Permit and Minor Design Review for a 3,805 square foot drive-through car wash with parking, vacuums, lighting, and landscaping.
FILE:	DD9808
LOCATION:	2346 Zinfandel Drive within the Rivergate Shopping Center;
APN:	058-0540-003
ZONING:	Commercial Mixed Use (CMU)
PLANNER:	June Cowles, Senior Planner

RECOMMENDATION: That Council:

1) Determine the project Exempt per Sections 15303 and 15332, of the CEQA Guidelines; and
2) Adopt the Resolution for Rivergate Quick Quack car wash Conditional Use Permit and Minor Design Review.

RESULT OF RECOMMENDED ACTION:

Adoption of the Resolution would approve the Conditional Use Permit and Minor Design Review to include a drive-through car wash with parking, vacuums, lighting, and landscaping within the Rivergate Shopping Center. Approval would allow the applicant to pursue necessary building permits for new construction.

EXISTING SITE CONDITIONS:

The Rivergate Shopping Center is located at the northwest corner of Sunrise Boulevard and Zinfandel Drive. The 2.13 acre project site is paved and includes parking spaces and landscaped islands. (**Figure 1; Site Location and 2: Existing Conditions**).

Figure 1: Site Location

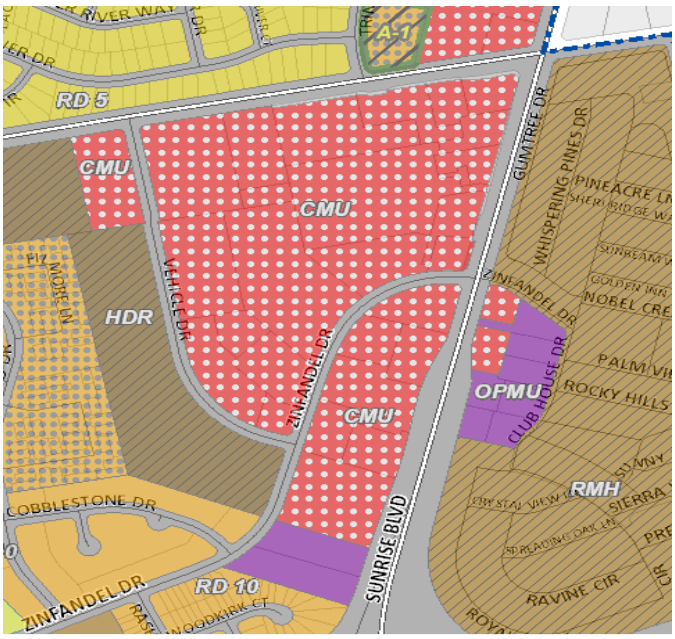
Figure 2: Existing Site Conditions

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

Table 1: Surrounding Designations and Existing Uses

Location	Existing Use	General Plan Designation	Zoning Designation
2346 Zinfandel Drive	Parking lot	Sunrise Boulevard North Planning Area	Commercial Mixed Use
North	Existing Shopping Center Retail building	Sunrise Boulevard North Planning Area	Commercial Mixed Use
East	Chevron Service Station	Sunrise Boulevard North Planning Area	Commercial Mixed Use
South	McDonalds Restaurant	Sunrise Boulevard North Planning Area	Commercial Mixed Use
West	Auto Sales Business	Sunrise Boulevard North Planning Area	Commercial Mixed Use

Figure 3: Zoning Map



ANALYSIS:
The applicant is requesting a conditional use permit and minor design review for a 3,805 square foot drive-through car wash with parking, vacuums, lighting, and landscaping.
The entitlements that will be analyzed individually as follows;

- Conditional Use Permit
- Minor Design Review

CONDITIONAL USE PERMIT REVIEW:
A "Car Wash" is permitted with the approval of a Conditional Use Permit (Table 23.313-1) in the project's CMU zoning district (Commercial Mixed Use).

The car wash use and design include the following;

- The site layout, location, and business operation is consistent with the Zoning Ordinance 23.913.050 car wash development standards.
- The building design, material, and color are consistent with the existing shopping center and City Design Guidelines.
- The Rivergate Shopping Center consists of 10 parcels which all have a reciprocal parking and access agreement. There are several driveway entrances/exits to and from the site.
- The proposed car wash site design, building design, and operation is compatible with the surrounding shopping center and retail businesses and will provide supportive services to the businesses and neighborhoods within the area.

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

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

   Evidence: The proposed car wash site design, access, building design, and operation has been designed to integrate into the surrounding shopping center and retail businesses and will provide supportive services to the businesses and neighborhoods within the area. The project site is the appropriate size for the use. The site design, building design, required parking, and landscaping have been reviewed and conditioned to minimize any potential impacts and fulfill the design policies of the General Plan and Design Guidelines.

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

   Evidence: The project has been reviewed and conditioned by all applicable departments and agencies to minimize any potential impacts. The operation includes a single-point vacuum with the building entrance and exit orientated towards the existing shopping center building and adjacent Zinfandel Drive. The exit aisle includes a low wall to reduce visibility along the exit aisle. The closest residential use is located across Sunrise Boulevard and is approximately 300+ feet away from the project location.

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

   Evidence: The project has been reviewed and conditioned by all applicable departments and agencies to supply adequate facilities to the infill project. The site is currently surrounded by existing development and has been designed to integrate into the surrounding shopping center.

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

Evidence: The project complies with all applicable standards and guidelines including the Zoning Ordinance 23.913.050 car wash development standards.

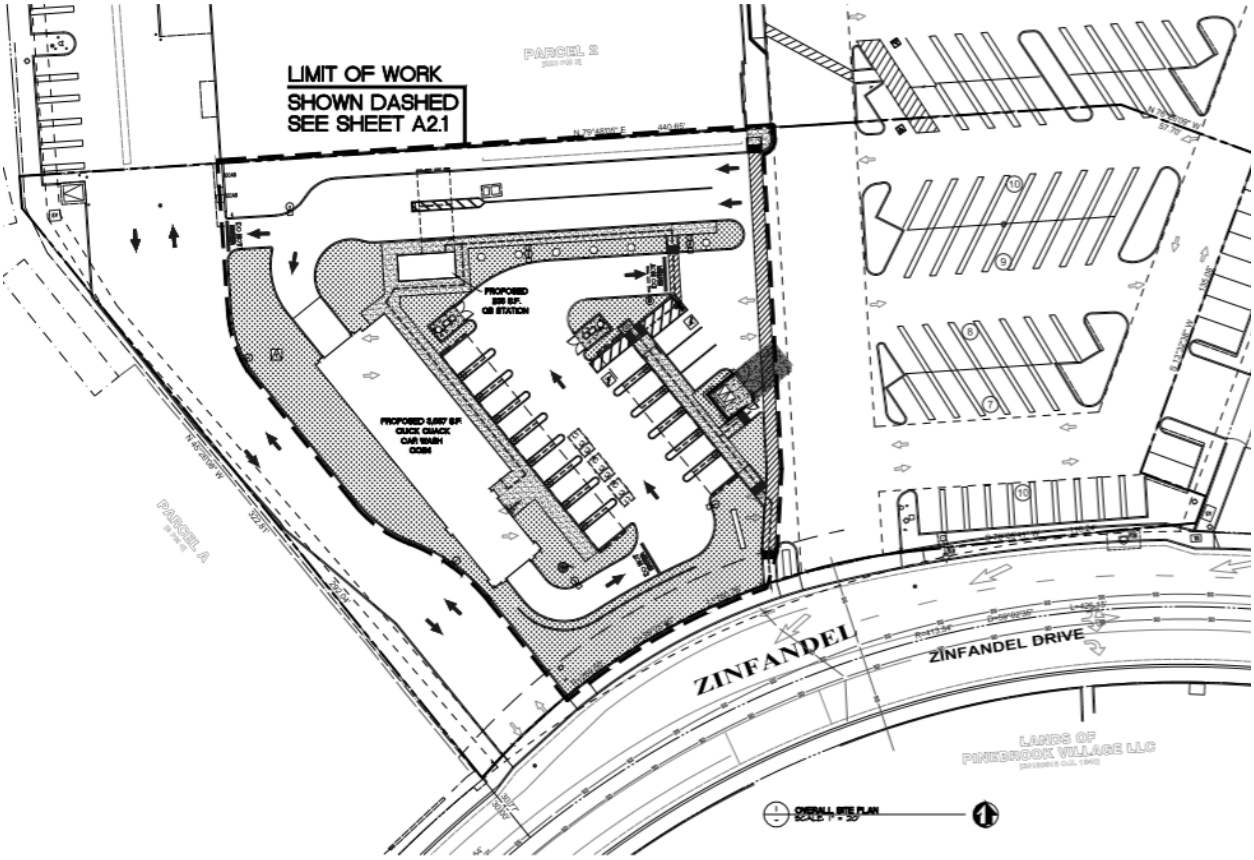
E. *Finding: If structures and site plans are considered nonconforming, the elements of a project that are nonconforming have been brought into compliance with the zoning code, where feasible*

Evidence: The proposed project has been reviewed in accordance with all current design standards. The project site is located within an existing shopping center and the area includes existing development.

MINOR DESIGN REVIEW:
Site Plan Layout:
The proposed project site plan **Figure 4**, includes the following;

- Drive-through car wash (Driver remains in vehicle)
- Two-lane entrance, total stacking distance is 390 feet, with an option to exit prior to entering the car wash
- Low stacked stone screen wall between car wash exit lane and Zinfandel Drive
- 15 Parking spaces with vacuum stations
- 3 on-site parking spaces and bike racks
- Enclosed dumpster with roof
- Entrance and exit from car wash located approximately 120 feet from shopping center driveway onto Zinfandel Drive

Figure 4: Proposed Site Plan



A Minor Design Review (Zoning Code section 23.140) is required to ensure compatibility and implementation of development standards. The car wash use includes additional standards as stated in Zoning Ordinance 23.913.050 Car Wash Development and Design Standards as follows;

1. *Drive Aisles.*

   a) *Aisles shall have a 12-foot minimum width on curves and an 11-foot minimum width on straight.*
   b) *Aisles shall provide a minimum of 60 feet reservoir space.*
   c) *Aisles entrances and exits shall be at least 25 feet from an intersection of public rights-of-way.*
   d) *Aisles shall be separated from the site's ingress and egress routes or access to a parking space.*
   e) *Landscaping of aisles shall be consistent with the requirements of Screening of Drive-Through Aisles.*

   <u>The car wash drive aisles are consistent with the 23.913.050 development standards</u>.

2. Site Layout. The building shall be oriented on the site to minimize visibility of the car wash entrance from public rights-of way.

The building car wash entrance is oriented toward the existing building and a low screen wall is located along the car wash exit aisle in order to limit visibility.

3. Hours of Operation. Car wash facilities shall not be allowed to operate 24 hours per day. The proposed hours of operation are 7am-7pm winter hours and 7am-9pm summer hours.

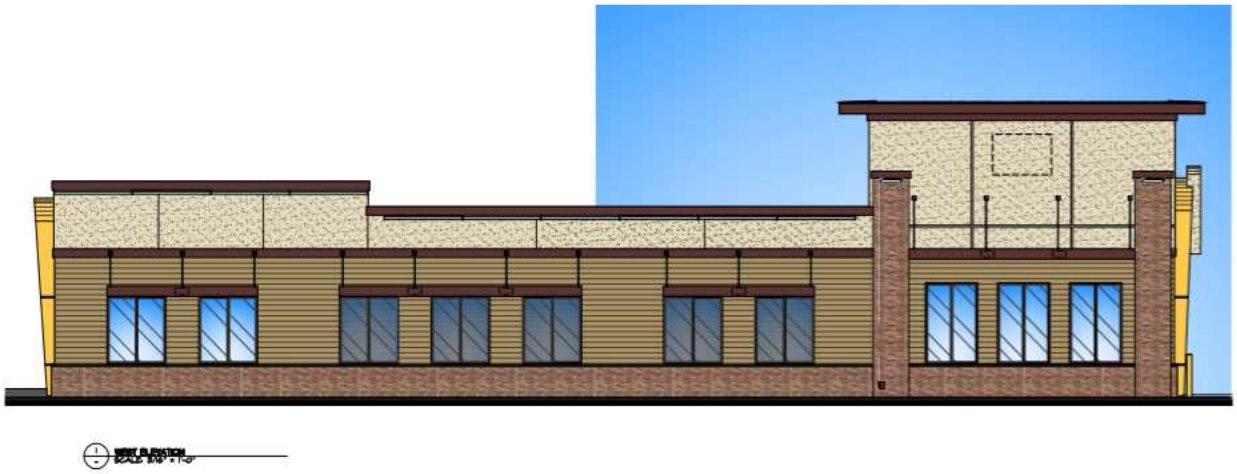
4. Noise. Vacuums shall be equipped with automatic shut-off timers to prevent use when the facility is closed. Vacuums shall be located a minimum of 25 feet away from any residentially zoned property or use.
The site is located 300+ feet from the nearest residential zone and use and the project includes single point vacuums.

The proposed site layout is consistent with the Zoning Ordinance Car Wash development standards.

Building Elevations:
The proposed car wash building elevations **Figure 5**, include the following;

- Parapet roof line building with several roof heights
- Windows and faux windows along the west and east elevations
- Horizontal metal canopies along the west elevation
- Materials include; stacked stone wainscot, concrete masonry block, and stucco
- Colors include brown tones to match the stacked stone, dark auburn color for the trellis and canopies, and accent yellow.
- Metal canopies over the parking spaces with single point vacuums

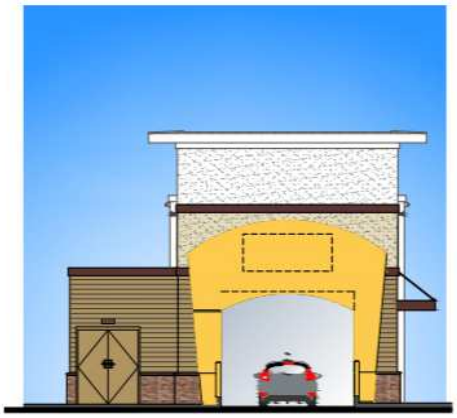
Figure 5: Building Elevations



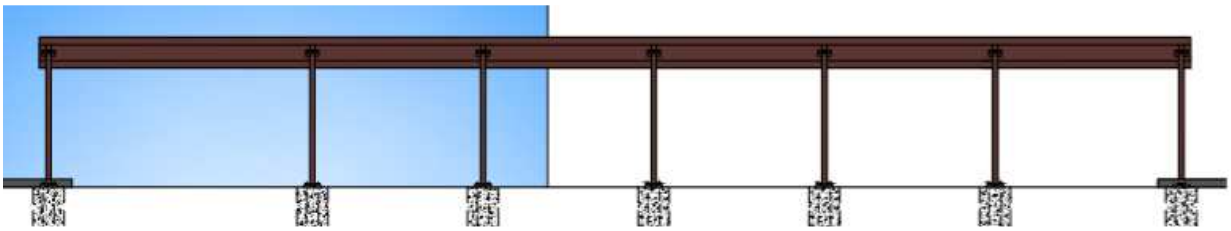
West Elevation

South Elevation

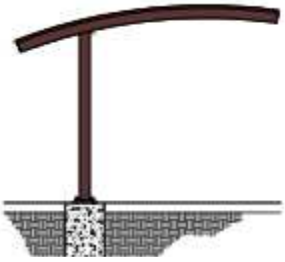
East Elevation



North Elevation



Canopy over parking/vacuum area



Colors and Materials:
The picture below, depicts the proposed colors and material for the Rivergate Quick Quack car wash building.

Figure 6: Colors and Materials

Architecture:
The proposed building architecture is consistent with the existing shopping center architecture, material, and colors that include the following:

- Parapet rooflines with variation of roof line height
- Horizontal metal canopies
- Various materials; stacked stone wainscot, metal, concrete masonry block, and stucco
- Brown tones with accent color (yellow)
- Windows along the east and west elevations
- Pop out trim around the windows (condition of approval)

City Design Guidelines
The proposed project has been reviewed in accordance with City Design Guidelines sections for commercial development. The project is consistent with the City Design Guidelines based on the criteria below.

- The building includes design on all sides of the building and multiple rooflines
- The building includes various materials and colors that are consistent with the shopping center.
- Trim details are included to accentuate windows and openings on the building
- The building design utilizes windows and canopies that break-up the massing of the façade

Landscape Plan:
The proposed Landscape Plan **Figure: 7,** includes the following;

- Three foot high stacked stone wall along the exit drive-through path to reduce visibility of the car wash exit aisle.
- Variety of trees and shrubs
- The existing tree along Zinfandel Drive is a 29-inch diameter Sycamore Tree. A condition of approval has been included that states; "The existing Sycamore tree along Zinfandel Drive shall be retained to the extent possible". **Figure 8: Existing Sycamore Tree.**

Figure 7: Landscape Plan

Figure 8: Existing Sycamore Tree

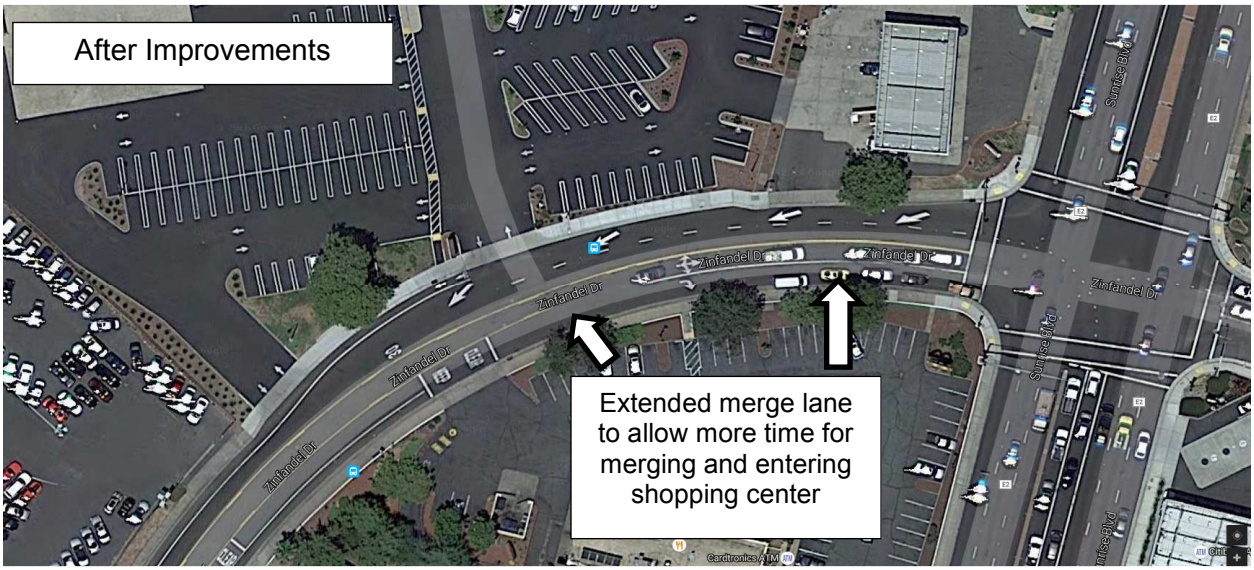
Landscaping:
The proposed landscaping includes several variety of trees and shrubs. A canopy is proposed over the parking/vacuum area which will provide shade. Trees and shrubs are located along the entrance and exit drive aisles consistent with the Zoning Ordinance landscape requirements.

Circulation and Access:
The Rivergate Shopping Center consists of 10 parcels which all have a reciprocal parking and access agreement. There are several drive way entrances/exits to and from the site. The most

recent traffic study for the shopping center included the cumulative build out of the entire shopping center. The study reviewed how the shopping center would affect traffic along neighboring public roadways and ingress and egress. The traffic study concluded the need for re-stripping of Zinfandel Drive. In 2015 nearly 300 linear feet of frontage improvements were completed on Zinfandel Drive as follows;

- Zinfandel Drive was restriped in order to extend the merging lane for cars turning westbound off of Sunrise Boulevard and onto Zinfandel Drive.
- The extension of the two westbound lanes on Zinfandel Drive allowed for more vehicles to turn onto Zinfandel as well as turn into the shopping center with queuing less likely extending into the Sunrise and Zinfandel intersection. (**See Figure 9: Before and After Zinfandel Dr. Improvements).**

Figure 9: Before and After Zinfandel Dr. Improvements.



The project site plan includes an "exit" onto the drive aisle to the west of the car wash for drivers who cannot or decide to not enter the car wash. By providing an "exit" this will prevent cars from backing out into the shopping center main aisle. In addition, the drive aisle behind the rear of the shopping center includes two speed bumps to slow down drivers. This drive aisle cannot be blocked since it provides the required fire access for the existing buildings.

Parking:
The Rivergate Shopping Center includes approximately a total of 150,652 square feet of retail building space with a parking requirement of 3.6/1,000. The required parking would be 542 parking spaces. The shopping center includes 605 parking spaces which is adequate for the entire center. The proposed car wash includes 18 parking spaces of which 3 parking spaces do not include a vacuum station on the area of site work. Additional parking spaces are located across the drive aisle on the same parcel.

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

A. Finding: *The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, Specific Plan provisions, and special planning area provisions, and is consistent with the applicable Rancho Cordova design guidelines.*

   Evidence: The proposed project is consistent with the purpose and intent of adopted policies and regulations, including the General Plan "Sunrise Boulevard North Planning Area," Zoning Code, Design Guidelines, and the Municipal Code. The proposed car wash use is located within an existing shopping center that is designated and zoned Commercial Mixed Use and contains several retail uses and a service station.

B. Finding: *The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.*

   Evidence: The proposed design includes a 3,805 square foot drive-through car wash with parking, vacuums, lighting and landscape. The proposed project will provide an additional service to the surrounding neighborhood. The proposed project will complement the area and surrounding retail businesses as the building design, material and colors are consistent with the existing shopping center and the City's Design Guidelines. The proposed removal of the existing tree has been mitigated with on-site trees. In addition, the site design is consistent with the Zoning Ordinance car wash development standards 23.913.050.

C. Finding: *The architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, screening of exterior appurtenances, exterior lighting and signing, and similar elements, establishes a clear design concept and is compatible with the character of existing or anticipated buildings on adjoining and nearby properties.*

   Evidence: The proposed project design and use are consistent with the existing shopping center and retail businesses in the area which consist of retail, restaurants,

service stations, and auto sales. The design, color, and materials have been designed to integrate and compliment the surrounding buildings.

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

Evidence: The proposed project will not substantially affect current traffic flows or existing modes of transportation circulation. The entrance and exit are located 120 feet from one of the several main entrances into the shopping center. Several improvements were completed in 2015 on Zinfandel Drive to improve the circulation in the area. Bike racks have been included in the site plan.

GENERAL PLAN AND ZONING ORDINANCE CONSISTENCY

General Plan:
The project site is located within the Sunrise Boulevard North Planning Area (SBNPA) and is designated as "Commercial Mixed Use." The Sunrise Boulevard north corridor provides several retail services and the area is already urbanized. The SBNPA designation for the area to the west of the project site includes Office Mixed Use. The retail businesses and services such as the car wash use complement the Office Mixed Use designation. The proposed car wash use is consistent with the General Plan designation of Commercial Mixed Use as the project will provide a service to the surrounding area.

Zoning Ordinance:
The project site is zoned Commercial Mixed Use (CMU) and is located within an existing shopping center that includes several retail services. The car wash is consistent with the CMU designation as the facility provides a service that supports the surrounding businesses and neighborhoods.

ENVIRONMENTAL
The project is exempt from the California Environmental Quality Act (CEQA) pursuant Section 15303 (New Construction or Conversion of Small Structures) and Section 15332 (In-Fill Development Projects). A description of the evidence for the exemption is found in the findings included in **Attachment 1**.

RECOMMENDED MOTIONS
Staff recommends that the City Council find the project categorically exempt from further CEQA review and adopt the Resolution approving the Conditional Use Permit and Minor Design Review for the Rivergate Quick Quack car wash subject to the findings, Project Plans (**Exhibit A**) and Conditions of Approval (**Exhibit B**).

ATTACHMENTS

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

ATTACHMENT 1

CITY OF RANCHO CORDOVA

CITY COUNCIL RESOLUTION NO. XXX-2018

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT AND MINOR DESIGN REVIEW FOR RIVERGATE QUICK QUACK CAR WASH PROJECT NO. DD9808

WHEREAS, Quick Quack Development II, LLC (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for a Conditional Use Permit and Minor Design Review approval for Rivergate Quick Quack Car Wash; and

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

WHEREAS, the project site is less than five acres in size, is located within an existing developed shopping center, is surrounded by urban uses, has no value as habitat for endangered, rare or threatened species and would not result in any significant effects to the environment, and therefore was determined to be Exempt per California Environmental Quality Act Section 15303 (New Construction or Conversion of Small Structure) and Section 15332 (In-Fill Development Projects); and

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

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

1. The CEQA exemption found in California Code of Regulation Title 14, sections 15303 (New Construction or Conversion of Small Structures) and 15332 (In-Fill Development Projects) are adequate exemptions according to the Guidelines of the California Environmental Quality Act.

   A. **Finding**: The project has been analyzed and is exempt per California Environmental Quality Act Guidelines Section 15303, "New construction or conversion of small structure."

   Evidence: The proposed project site location is within an existing developed shopping center. The building square footage is 3,805 square feet is defined as a small structure; below 10,000 square feet and therefore is exempt under CEQA Exemption 15303, "New construction or conversion of small structure."

   B. **Finding:** The project has been analyzed and is exempt per California Environmental Quality Act Guidelines Section 15332, "In-Fill Development Projects."

   Evidence: The proposed project is consistent with the applicable general plan designation, policies and zoning; it is located within city limits on a site less than 5 acres that is substantially surrounded by urban uses; the site has no value as habitat for endangered, rare, or threatened species; the project will not result in any significant effects to the environment; and the site can be adequately served by all required utilities and public services.

ATTACHMENT 1

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

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

   Evidence: The proposed car wash site design, access, building design, and operation has been designed to integrate into the surrounding shopping center and retail businesses and will provide supportive services to the businesses and neighborhoods within the area. The project site is the appropriate size for the use. The site design, building design, required parking, and landscaping have been reviewed and conditioned to minimize any potential impacts and fulfill the design policies of the General Plan and Design Guidelines.

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

   Evidence: The project has been reviewed and conditioned by all applicable departments and agencies to minimize any potential impacts. The operation includes a single-point vacuum with the building entrance and exit orientated towards the existing shopping center building and adjacent Zinfandel Drive. The exit aisle includes a low wall to reduce visibility along the exit aisle. The closest residential use is located across Sunrise Boulevard and is approximately 300+ feet away from the project location.

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

   Evidence: The project has been reviewed and conditioned by all applicable departments and agencies to supply adequate facilities to the infill project. The site is currently surrounded by existing development and has been designed to integrate into the surrounding shopping center.

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

   Evidence: The project site plan and building design complies with all applicable standards and guidelines including the Zoning Ordinance 23.913.050 car wash development standards.

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

   Evidence: The proposed project has been reviewed in accordance with all current design standards. The project site is located within an existing shopping center and the area includes existing development.

ATTACHMENT 1

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

   A. **Finding**: The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, Specific Plan provisions, and special planning area provisions, and is consistent with the applicable Rancho Cordova Design Guidelines.

      Evidence: The proposed project is consistent with the purpose and intent of adopted policies and regulations, including the General Plan designation "Sunrise Boulevard North Planning Area", Zoning Code, Design Guidelines, and the Municipal Code. The proposed car wash use is located within an existing shopping center that is designated and zoned Commercial Mixed Use and contains several retail uses and a service station.

   B. **Finding:** The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.

      Evidence: The proposed design includes a 3,805 square foot drive-through car wash with parking, vacuums, lighting and landscape. The proposed project will provide an additional service to the surrounding neighborhood. The proposed project will complement the area and surrounding retail businesses as the building design, material and colors are consistent with the existing shopping center and the City's Design Guidelines. The proposed removal of the existing tree has been mitigated with on-site trees. In addition, the site design is consistent with the Zoning Ordinance car wash development standards 23.913.050.

   C. **Finding**: The architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, screening of exterior appurtenances, exterior lighting and signing, and similar elements establishes a clear design concept and is compatible with the character of existing or anticipated buildings on adjoining and nearby properties.

      Evidence: The proposed project design and use are consistent with the existing shopping center and retail businesses in the area which consist of retail, restaurants, service stations, and auto sales. The design, color, and materials have been designed to integrate and compliment the surrounding buildings.

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

      Evidence: The proposed project will not substantially affect current traffic flows or existing modes of transportation circulation. The entrance and exit are located 120 feet from one of the several main entrances into the shopping center. Several improvements were completed in 2015 on Zinfandel Drive to improve the circulation in the area. Bike racks have been included in the site plan.

ATTACHMENT 1

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 19th day of November, 2018 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Linda Budge, Mayor

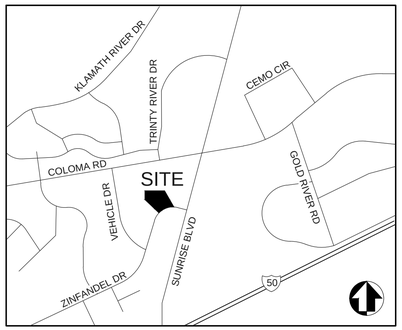
ATTEST:

_____
Stacy Leitner, City Clerk

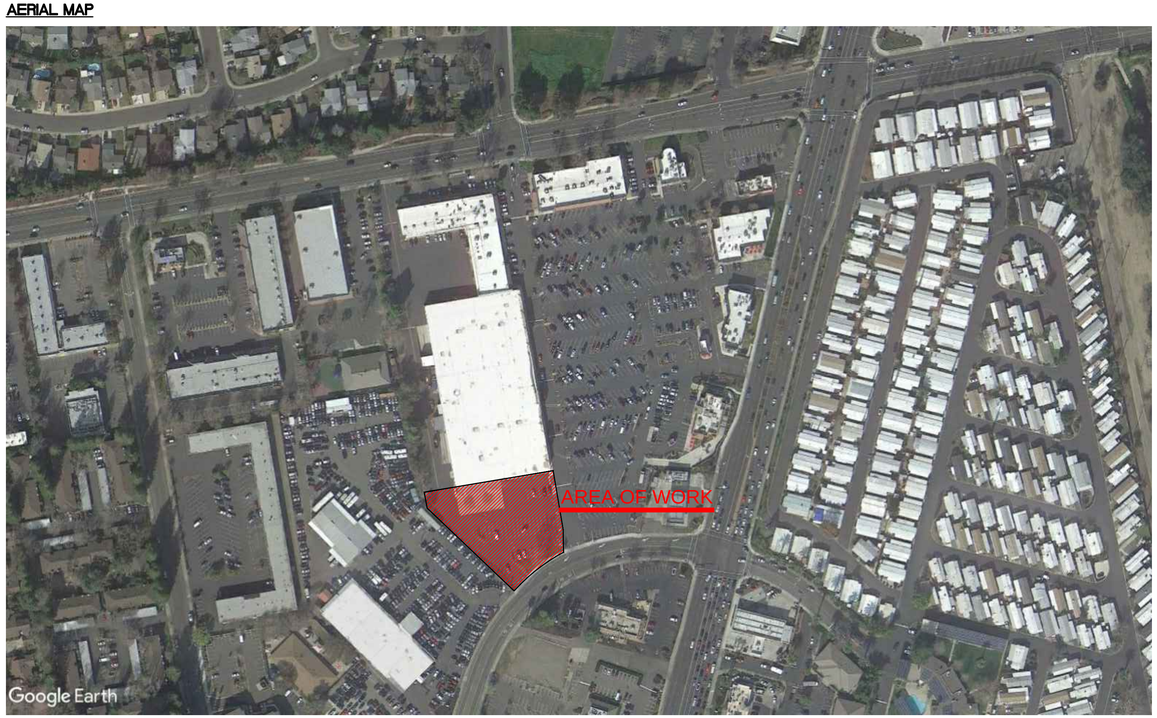
NEW CAR WASH FACILITY

RIVERGATE SHOPPING CENTER
2346 ZINFANDEL DRIVE
RANCHO CORDOVA, CA. 95670
APN: 058-0540-003-000
QUICK QUACK SITE I.D. #6-055

VICINITY MAP



AERIAL MAP



CONTACT INFORMATION

APPLICANT: QUICK QUACK DEVELOPMENT II, LLC
ATTN: EFRAIN CORONA
1380 LEAD HILL BLVD #260
ROSEVILLE, CA. 95661
916.846.2100
EFRAINC@DONTDRIVEDIRTY.COM

OWNER: ETHAN CONRAD PROPERTIES, INC
ATTN: ETHAN CONRAD
1300 NATIONAL DRIVE #100
SACRAMENTO, CA. 95834
916.779.1000
ETHAN@ETHANCONRADPROP.COM

ARCHITECT: CRM ARCHITECTS
ATTN: MARK MCILVAIN
5800 STANFORD RANCH #720
ROCKLIN, CA. 95765
916.451.1500
MARKM@CRMARCHITECTS.COM

DRAWING INDEX

NO.	DRAWING TITLE
A0.0	COVER SHEET
A1.0	EXISTING SITE PLAN
A1.1	SITE PHOTOS
A1.2	SITE PLAN OVERLAY
A2.0	OVERALL SITE PLAN
A2.1	SITE PLAN
A2.2	LANDSCAPE PLAN
A2.3	PHOTOMETRIC PLAN
A3.0	FLOOR PLAN
A3.1	ROOF PLAN
A4.0	EXTERIOR ELEVATIONS
A4.1	EXTERIOR ELEVATIONS
A4.2	QB STATION ELEVATIONS
A4.3	ARCH ELEVATIONS
A4.4	COLOR ELEVATIONS
A4.5	COLOR ELEVATIONS
A5.0	PAY CANOPY ELEVATIONS
A5.1	CANOPY WEST ELEVATIONS
A5.2	CANOPY EAST ELEVATIONS
A5.3	CANOPY COLOR ELEVATIONS
A6.0	SITE ELEMENTS

LEGAL DESCRIPTION

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

PARCEL 3, AS THE SAME ARE SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED "PARCEL MAP OF SUBDIVISION NO. FM-2014-002-01 RIVERGATE SHOPPING CENTER", FILED MAY 12, 2015 IN BOOK 223 OF PARCEL MAPS AT PAGE 0003 OF OFFICIAL RECORDS OF SACRAMENTO COUNTY.

PROJECT INFORMATION

ZONING:	CMU - COMMERCIAL MIXED USE
EXISTING GENERAL MAP DESIGNATION:	SUNRISE BLVD NORTH PLANNING AREA
PROPOSED GENERAL MAP DESIGNATION:	SUNRISE BLVD NORTH PLANNING AREA
GROSS SITE AREA:	2.131 ACRES
NET SITE AREA:	1.779 ACRES
AREA OF WORK	36,427 S.F.
EXISTING USE:	PARKING LOT
PROPOSED USE:	EXPRESS CAR WASH
LANDSCAPING AREA - AREA OF WORK:	11,307 S.F.
LANDSCAPING % - AREA OF WORK:	31%
SETBACK REQUIREMENTS:	
FRONT:	25 FEET
SIDE:	0 FEET
REAR	0 FEET
AREA OF WORK PARKING:	
VACUUM STALL PARKING:	15 STALLS - ONE STALL TO BE ADA
PARKING STALLS:	2 STALLS
ADA PARKING:	1 STALLS
SHOPPING CENTER PARKING:	44 STALLS
TOTAL PARKING WITHIN GROSS AREA:	62 STALLS
EXISTING PARKING WITHIN GROSS AREA:	95 STALLS
TOTAL PROPOSED BUILDING AREA:	3,805 S.F.
TOTAL PROPOSED CANOPY AREA:	2,728 S.F.
TOTAL COMBINED AREA:	6,533 S.F.
FAR OF AREA OF WORK:	.18 FAR
PROPOSED CARWASH AREA:	3,567 S.F.
STORIES:	1 STORY
HEIGHT:	29'-0"
CONSTRUCTION TYPE:	VB
OCCUPANCY:	B
SPRINKLERS	NO
PROPOSED QUARTERBACK AREA:	238 S.F.
STORIES:	1 STORY
HEIGHT:	29'-0"
CONSTRUCTION TYPE:	VB
OCCUPANCY:	B
SPRINKLERS	NO
PROPOSED PAY STATION CANOPY AREA:	436 S.F.
STORIES:	1 STORY
HEIGHT:	29'-0"
CONSTRUCTION TYPE:	VB
OCCUPANCY:	B
SPRINKLERS	NO
PROPOSED WEST CANOPY AREA:	1,328 S.F.
STORIES:	1 STORY
HEIGHT:	29'-0"
CONSTRUCTION TYPE:	VB
OCCUPANCY:	B
SPRINKLERS	NO
PROPOSED EAST CANOPY AREA:	964 S.F.
STORIES:	1 STORY
HEIGHT:	29'-0"
CONSTRUCTION TYPE:	VB
OCCUPANCY:	B
SPRINKLERS	NO

FLOOD ZONE NOTE:
THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 060772 0207 H, DATED AUGUST 16, 2012, AS BEING LOCATED IN FLOOD ZONE "X";

AREAS OF DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

INFORMATION WAS OBTAINED FROM THE FEMA WEBSITE (WWW.FEMA.GOV) ON JULY 09, 2018.

CRM Architects & Planners, Inc.
Carissimi Rohrer McMullen Architects and Planners, Inc.
5800 Stanford Ranch Road #720, Rocklin CA 95765
phone: (916) 451-1500 - fax: (916) 451-1600

REVISIONS

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

QUICK QUACK CAR WASH
STORE #6-055
RIVERGATE SHOPPING CENTER
RANCHO CORDOVA, CA.

COVER SHEET

DATE: JULY 2018
CRM PROJECT #: 1837

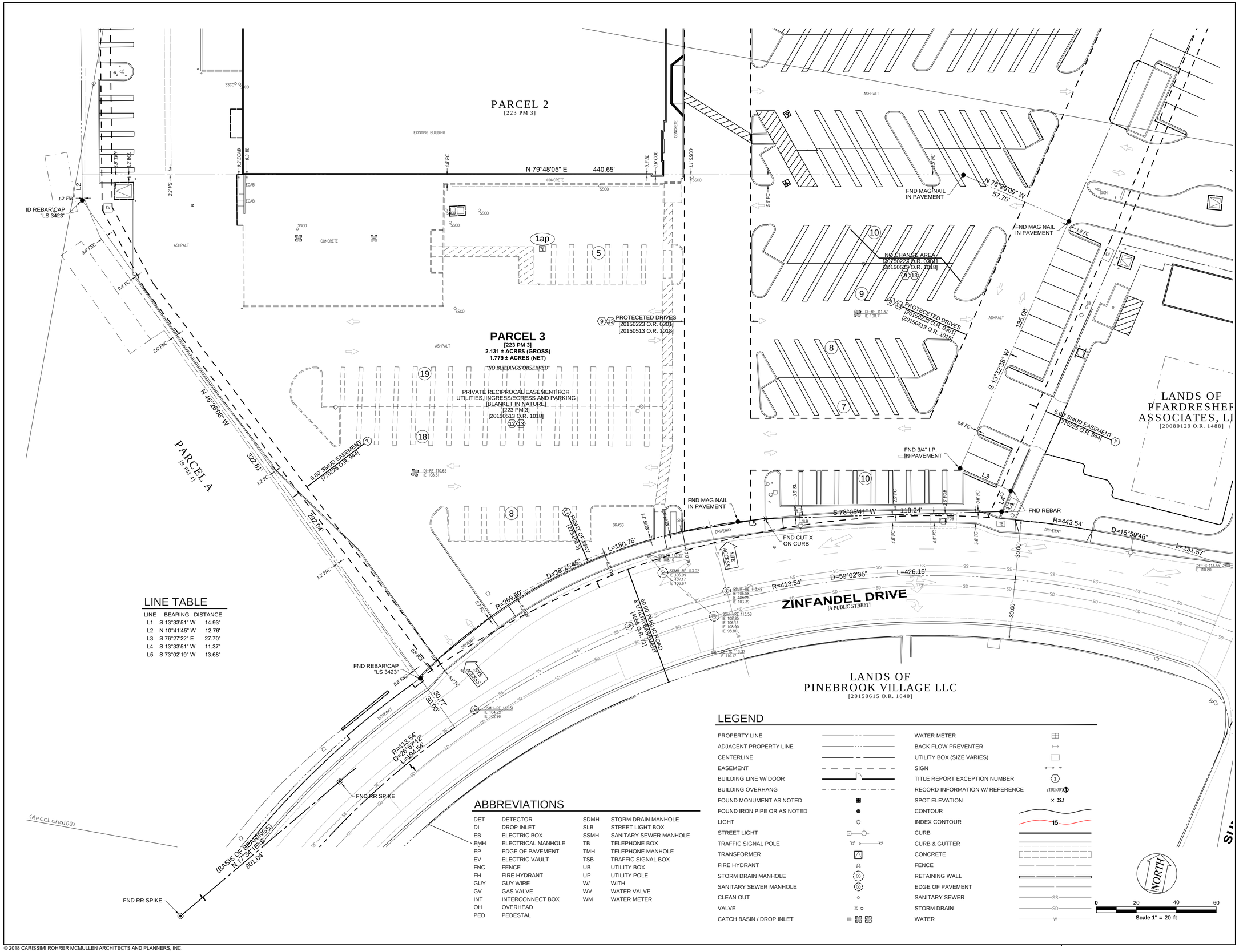
THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICES IS THE PROPERTY OF CARISSIMI ROHRER MCMULLEN ARCHITECTS AND PLANNERS, INCORPORATED AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CARISSIMI ROHRER MCMULLEN ARCHITECTS AND PLANNERS, INCORPORATED

LICENSED ARCHITECT
BRUCE MICHAEL LABOSE
NO. C-29480
REN. 11/30/19
STATE OF CALIFORNIA

PLANNING DOCUMENTS

A0.0

© 2018 CARISSIMI ROHRER MCMULLEN ARCHITECTS AND PLANNERS, INC.



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 13°33'51" W	14.93'
L2	N 10°41'45" W	12.76'
L3	S 76°27'22" E	27.70'
L4	S 13°33'51" W	11.37'
L5	S 73°02'19" W	13.68'

ABBREVIATIONS

DET	DETECTOR	SDMH	STORM DRAIN MANHOLE
DI	DROP INLET	SLB	STREET LIGHT BOX
EB	ELECTRIC BOX	SSMH	SANITARY SEWER MANHOLE
EMH	ELECTRICAL MANHOLE	TB	TELEPHONE BOX
EP	EDGE OF PAVEMENT	TMH	TELEPHONE MANHOLE
EV	ELECTRIC VAULT	TSB	TRAFFIC SIGNAL BOX
FNC	FENCE	UB	UTILITY BOX
FH	FIRE HYDRANT	UP	UTILITY POLE
GUY	GUY WIRE	W/	WITH
GV	GAS VALVE	WV	WATER VALVE
INT	INTERCONNECT BOX	WM	WATER METER
OH	OVERHEAD		
PED	PEDESTAL		

LEGEND

PROPERTY LINE	WATER METER
ADJACENT PROPERTY LINE	BACK FLOW PREVENTER
CENTERLINE	UTILITY BOX (SIZE VARIES)
EASEMENT	SIGN
BUILDING LINE W/ DOOR	TITLE REPORT EXCEPTION NUMBER
BUILDING OVERHANG	RECORD INFORMATION W/ REFERENCE (100.00')
FOUND MONUMENT AS NOTED	SPOT ELEVATION × 32.1
FOUND IRON PIPE OR AS NOTED	CONTOUR
LIGHT	INDEX CONTOUR 15
STREET LIGHT	CURB
TRAFFIC SIGNAL POLE	CURB & GUTTER
TRANSFORMER	CONCRETE
FIRE HYDRANT	FENCE
STORM DRAIN MANHOLE	RETAINING WALL
SANITARY SEWER MANHOLE	EDGE OF PAVEMENT
CLEAN OUT	SANITARY SEWER SS
VALVE	STORM DRAIN SD
CATCH BASIN / DROP INLET	WATER W

CRM Architects & Planners, Inc.
Carissimi Rohrer McMullen Architects and Planners, Inc.
5800 Stanford Ranch Road #720, Rocklin CA 95765
phone: (916) 431-1500 - fax: (916) 431-1600

Quick Quack CAR WASH

REVISIONS

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

QUICK QUACK CAR WASH
STORE #6-055
RIVERGATE SHOPPING CENTER
RANCHO CORDOVA, CA.

EXISTING SITE PLAN

DATE: JULY 2018
CRM PROJECT #: 1837

THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICES IS THE PROPERTY OF CARISSIMI ROHRER MCMULLEN ARCHITECTS AND PLANNERS, INCORPORATED AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CARISSIMI ROHRER MCMULLEN ARCHITECTS AND PLANNERS, INCORPORATED

LICENSED ARCHITECT
BRUCE MICHAEL LARGE
NO. C-29480
REN. 11/30/19
STATE OF CALIFORNIA

PLANNING DOCUMENTS

A1.0

© 2018 CARISSIMI ROHRER MCMULLEN ARCHITECTS AND PLANNERS, INC.

PHOTO 1

PHOTO 2

PHOTO 3

PHOTO 4

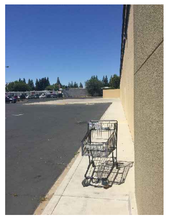
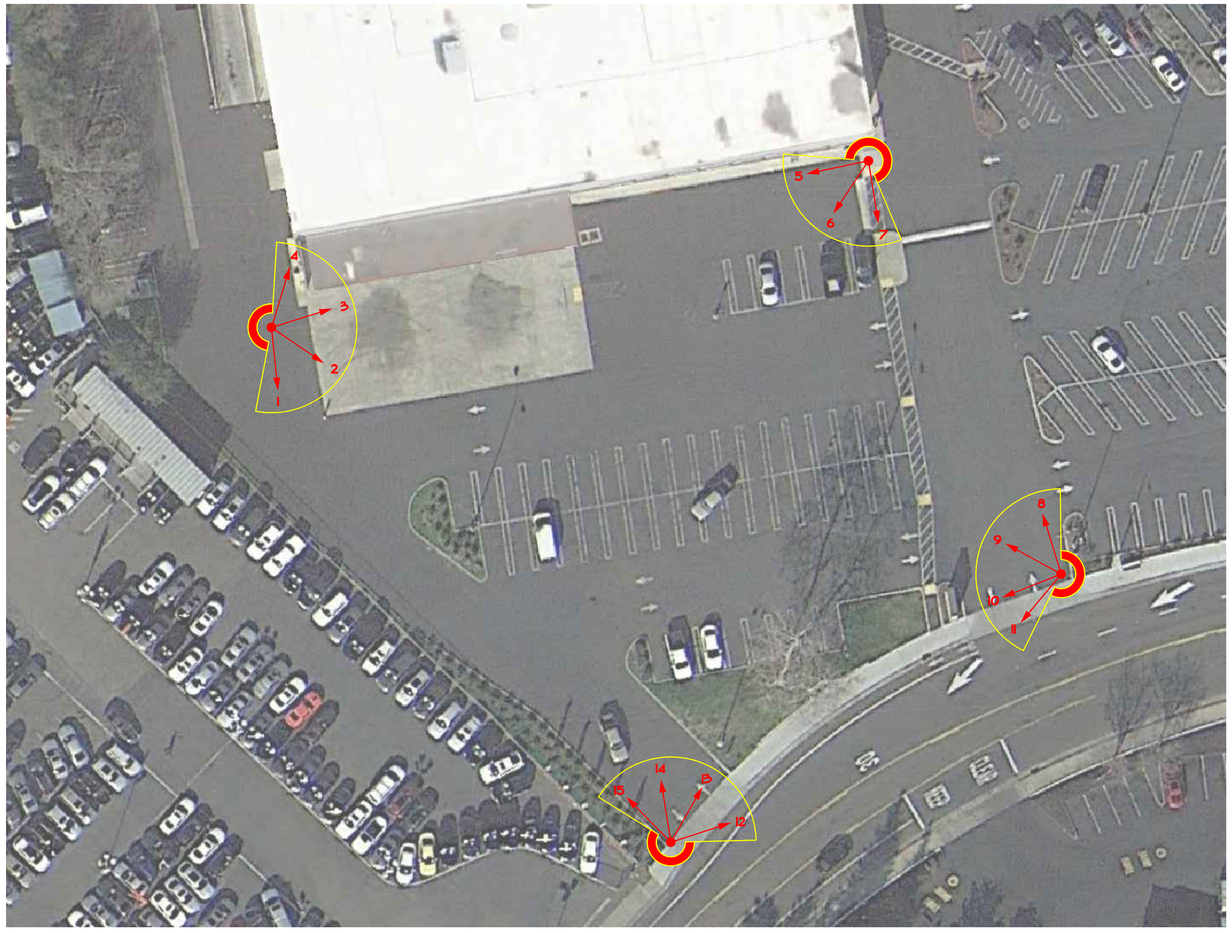


PHOTO 5



GOOGLE EARTH
SCALE: NONE

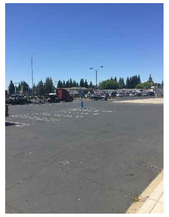


PHOTO 6

PHOTO 15

PHOTO 7

PHOTO 14

PHOTO 8

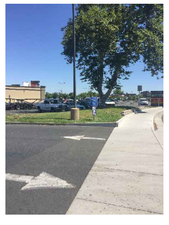


PHOTO 13

PHOTO 12

PHOTO 11

PHOTO 10

PHOTO 9

CRM Architects & Planners, Inc.
Carissimi Rohrer McMullen Architects and Planners, Inc.
5800 Stanford Ranch Road #720, Rocklin CA 95765
phone: (916) 431-1500 - fax: (916) 431-1600

REVISIONS

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

QUICK QUACK CAR WASH
STORE #6-055
RIVERGATE SHOPPING CENTER
RANCHO CORDOVA, CA.

SITE PHOTOS

DATE: JULY 2018
CRM PROJECT #: 1837

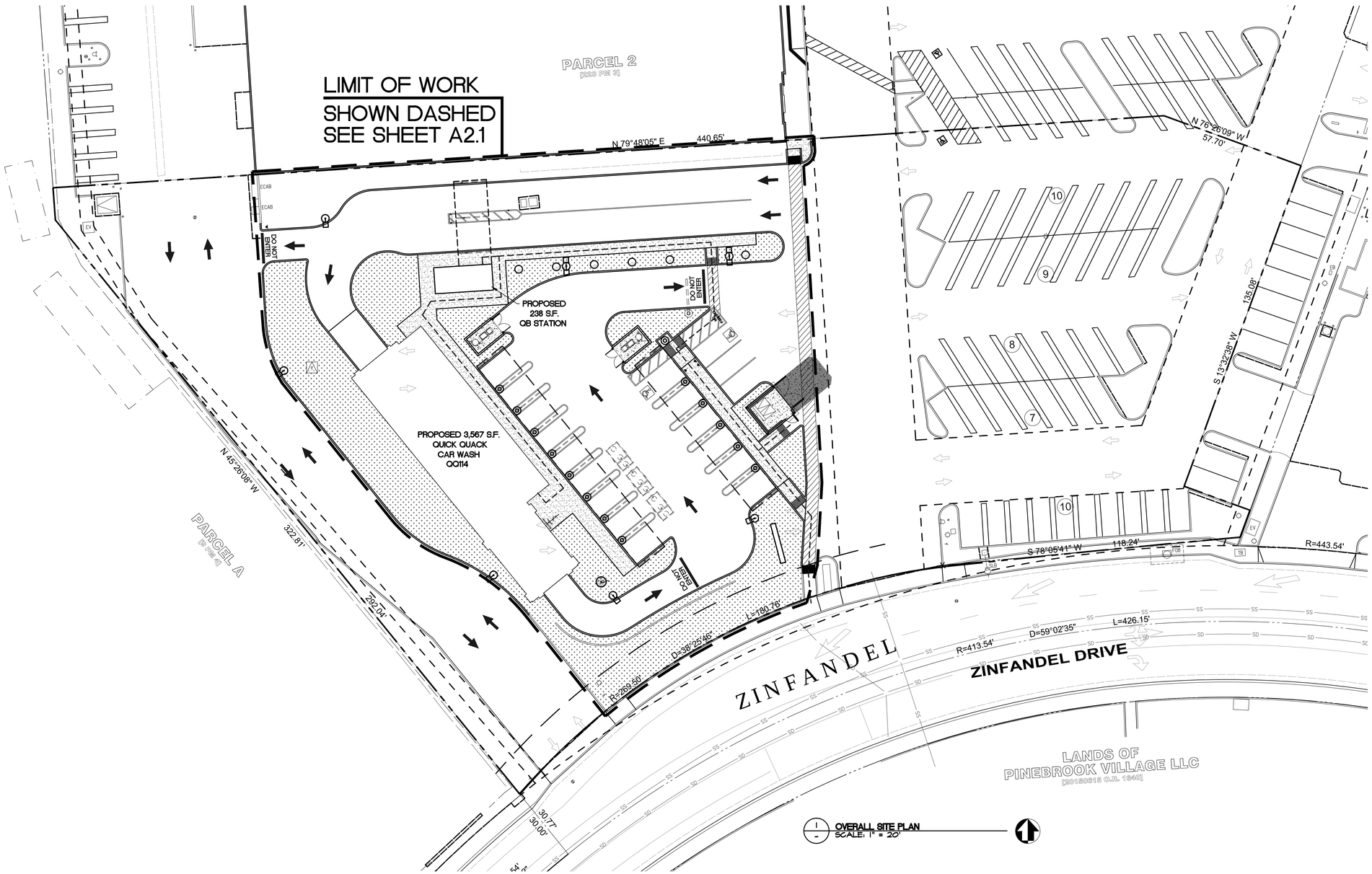
THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICES IS THE PROPERTY OF CARISSIMI ROHRER MCMULLEN ARCHITECTS AND PLANNERS, INCORPORATED AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CARISSIMI ROHRER MCMULLEN ARCHITECTS AND PLANNERS, INCORPORATED

LICENSED ARCHITECT
BRUCE MICHAEL LAROSE
NO. C-29480
REN. 11/30/19
STATE OF CALIFORNIA

PLANNING DOCUMENTS

A1.1

© 2018 CARISSIMI ROHRER MCMULLEN ARCHITECTS AND PLANNERS, INC.



1 OVERALL SITE PLAN
SCALE: 1" = 20'

CRM Architects & Planners, Inc.
Carissimi Rohrer McMullen Architects and Planners, Inc.
5800 Stanford Ranch Road #720, Rocklin CA 95765
phone: (916) 431-1500 - fax: (916) 431-1600

Quick Quack CAR WASH

REVISIONS
DATE DESCRIPTION
1
2
3
4
5
6
7
8
9
10

QUICK QUACK CAR WASH
STORE #6-055
RIVERGATE SHOPPING CENTER
RANCHO CORDOVA, CA.

OVERALL
SITE PLAN

DATE: JULY 2018
CRM PROJECT #: 1837

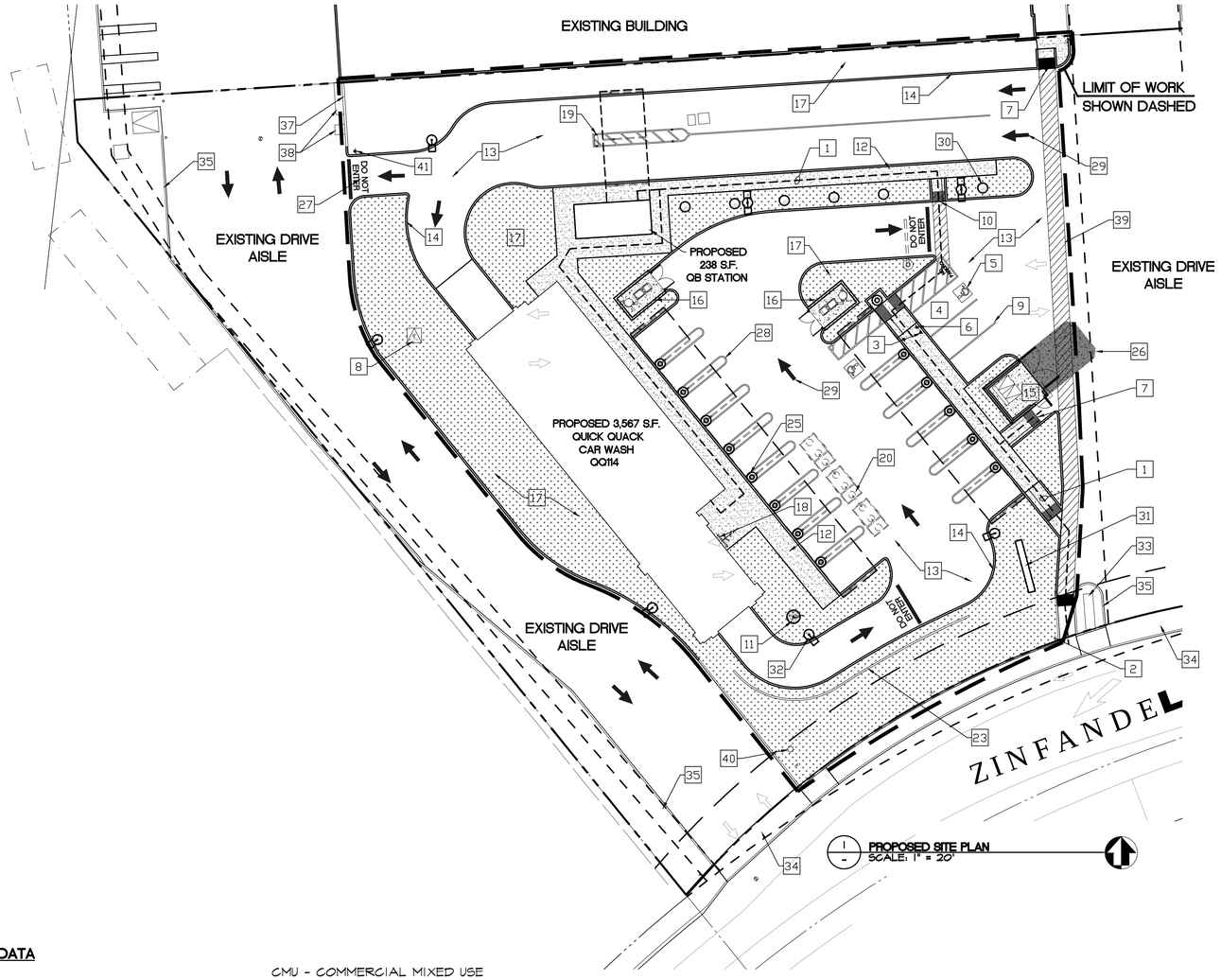
THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICES IS THE PROPERTY OF CARISSIMI ROHRER MCMULLEN ARCHITECTS AND PLANNERS, INCORPORATED AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CARISSIMI ROHRER MCMULLEN ARCHITECTS AND PLANNERS, INCORPORATED

LICENSED ARCHITECT
BRUCE MICHAEL LAROSE
NO. C-29480
REN. 11/30/19
STATE OF CALIFORNIA

PLANNING DOCUMENTS

A2.0

© 2018 CARISSIMI ROHRER MCMULLEN ARCHITECTS AND PLANNERS, INC.



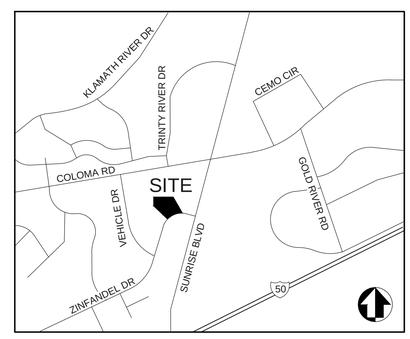
PROPOSED SITE PLAN
SCALE: 1" = 20'

1. PROPOSED PARKING STALL STRIPING
2. EXISTING POLE MOUNTED INTERNATIONAL SYMBOL OF ACCESSIBILITY AT ACCESSIBLE PATH OF TRAVEL.
3. NEW TOW AWAY ACCESSIBILITY PARKING SIGN
4. NEW VAN ACCESSIBLE PARKING STALL - PAINT ACCESSIBLE LOADING ZONE WITH 4" WIDE STRIPING WITH TWO COATS OF HIGHWAY BLUE PAVEMENT MARKING PAINT. PAINT THE WORDS "NO PARKING" IN 12" HIGH LETTERS WITHIN THE LOADING ZONE.
5. NEW INTERNATIONAL SYMBOL AT PARKING STALL (TYP. 2 PLACES)
6. NEW ACCESSIBLE PARKING SIGN. (TYPICAL 2 PLACES)
7. NEW TRUNCATED DOMES (TYPICAL 6 PLACES)
8. NEW ELECTRICAL TRANSFORMER. EXACT LOCATION TO BE DETERMINED BY ELECTRIC COMPANY
9. NEW PARKING STRIPING PER CITY OF RANCHO CORDOVA STANDARDS (TYP.)
10. NEW FLUSH SURFACE AT TRANSITION (TYPICAL)
11. 30 FOOT FLAG POLE. STYLE: "MEMORIAL" UNCOMMON USA, INC. INSTALL PER MANUFACTURER'S INSTALLATION GUIDELINES.
12. NEW 4" THICK CONCRETE WALK, MEDIUM BROOM FINISH PERPENDICULAR TO PATH OF TRAVEL. SLOPE NOT TO EXCEED 5% IN DIRECTION OF TRAVEL. CROSS SLOPE NOT TO EXCEED 2%.
13. NEW 5" MINIMUM THICK MINIMUM CONCRETE DRIVE SLAB WITH WITH #4 BARS AT MID SLAB 24" O.C. EACH WAY. HEAVY BROOM FINISH PERPENDICULAR TO TRAFFIC
14. NEW 6" CONCRETE CURB (TYPICAL)
15. NEW TRASH ENCLOSURE. SEE DRAWING A6.0
16. NEW VACUUM EQUIPMENT ENCLOSURE. SEE DRAWING A6.0
17. NEW LANDSCAPING - SEE LANDSCAPE DRAWINGS
18. NEW BICYCLE RACK
19. NEW 6" CONCRETE FILLED PIPE BOLLARD (TYPICAL 6 PLACES)
20. NEW UNDERGROUND GREASE INTERCEPTOR/CLARIFIER
21. NEW 13'-0" X 69'-2" EAST VACUUM CANOPY - SEE DRAWING A5.2
22. NEW 13'-0" X 88'-2" WEST VACUUM CANOPY - SEE DRAWING A5.1
23. NEW 3'-0" HIGH RETAINING WALL. SEE DETAIL #7 DRAWING A6.0
24. NEW 13'-0" X 33'-7" PAY CANOPY - SEE DRAWING A5.0
25. NEW TRASH RECEPTACLES (TYPICAL 11 PLACES)
26. NEW 8" THICK MINIMUM CONCRETE DRIVE SLAB WITH W/ #4 BARS AT MID SLAB 24" O.C. EACH WAY. HEAVY BROOM FINISH PERPENDICULAR TO TRAFFIC
27. NEW HIGHWAY PAINT WHITE 18" "DO NOT ENTER" (TYP. 2 PLACES)
28. NEW HIGHWAY PAINT WHITE 4" STRIPING
29. NEW HIGHWAY PAINT WHITE PAVEMENT MARKINGS (TYPICAL)
30. NEW TOMMY BALL - SPHERICAL BOLLARD LOCATED IN PLANTER. (TYPICAL 6 PLACES)
31. NEW MONUMENT SIGN - REFERENCE ONLY (UNDER SEPARATE PERMIT)
32. NEW 16' HIGH LED SITE LIGHTS ON 2' HIGH CONCRETE BASE (TYPICAL 7 PLACES)
33. EXISTING SIGN TO REMAIN
34. EXISTING DRIVEWAY TO REMAIN
35. EXISTING PLANTER AND LANDSCAPING TO REMAIN
36. EXISTING PUBLIC CONCRETE CURB, AND GUTTER TO REMAIN
37. EXISTING BLOCK WALL TO REMAIN
38. EXISTING ELECTRICAL PANELS TO REMAIN
39. NEW ADA PATH OF TRAVEL STRIPING AT EXISTING LOCATION
40. EXISTING SITE LIGHT TO REMAIN
41. NEW STOP SIGN PER PLANNING DEPARTMENT REQUIREMENTS

PROJECT DATA

ZONING:	CMU - COMMERCIAL MIXED USE
EXISTING GENERAL MAP DESIGNATION:	SUNRISE BLVD NORTH PLANNING AREA
PROPOSED GENERAL MAP DESIGNATION:	SUNRISE BLVD NORTH PLANNING AREA
GROSS SITE AREA:	2.131 ACRES
NET SITE AREA:	1.779 ACRES
AREA OF WORK	36,427 S.F.
EXISTING USE:	PARKING LOT
PROPOSED USE:	EXPRESS CAR WASH
LANDSCAPING AREA - AREA OF WORK:	11,307 S.F.
LANDSCAPING % - AREA OF WORK:	31%
SETBACK REQUIREMENTS:	
FRONT:	25 FEET
SIDE:	0 FEET
REAR	0 FEET
AREA OF WORK PARKING:	
VACUUM STALL PARKING:	15 STALLS - ONE STALL TO BE ADA
PARKING STALLS:	2 STALLS
ADA PARKING:	1 STALLS
SHOPPING CENTER PARKING:	44 STALLS
TOTAL PARKING WITHIN GROSS AREA:	62 STALLS
EXISTING PARKING WITHIN GROSS AREA:	95 STALLS
TOTAL PROPOSED BUILDING AREA:	3,805 S.F.
TOTAL PROPOSED CANOPY AREA:	2,728 S.F.
TOTAL COMBINED AREA:	6,533 S.F.
FAR OF AREA OF WORK:	.18 FAR

VICINITY MAP



SITE NUMBER: 6-055
BUILDING: QQ-114 SEPARATE QB STATION

SITE AREA: 35,342 WORK AREA
STACKING LANES: 2 LANES
STACKING WIDTH: 13'-0"
VACUUM STALLS: 15 - 11'-0" x 18'-0"
VACUUM PRODUCER: 1 - 50HP AND 1 - 30HP
ADA PARKING: 1 - 9'-0" x 18'-0"
PARKING STALLS: 2 - 9'-0" x 18'-0"
CAR WASH AREA: 3,567 S.F.
QB STATION AREA: 238 S.F.
BUILDING SPRINKLED: NO
QB STATION ATTACHED: NO
BUILDING LENGTH: 114'-0"
SHOWROOM LENGTH: 112'-0"
CONVEYOR TRENCH LENGTH: 112'-0"
CONVEYOR LENGTH: 111'-2"

CONVEYOR TYPE: REAR WHEEL PUSH
SIGNATURE:
APPROVAL DATE:

CRM Architects & Planners, Inc.
Carissimi Rohrer McMullen Architects and Planners, Inc.
5800 Stanford Ranch Road #720, Rocklin CA 95765
phone: (916) 431-1500 - fax: (916) 431-1600

Quick Quack CAR WASH

REVISIONS
DATE DESCRIPTION
1
2
3
4
5
6
7
8
9
10

QUICK QUACK CAR WASH
STORE #6-055
RIVERGATE SHOPPING CENTER
RANCHO CORDOVA, CA.

SITE PLAN

DATE: JULY 2018
CRM PROJECT #: 1837

THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICES IS THE PROPERTY OF CARISSIMI ROHRER MCMULLEN ARCHITECTS AND PLANNERS, INCORPORATED AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CARISSIMI ROHRER MCMULLEN ARCHITECTS AND PLANNERS, INCORPORATED

LICENSED ARCHITECT
BRUCE MICHAEL LARSEN
NO. C-29480
REN. 11/30/19
STATE OF CALIFORNIA

PLANNING DOCUMENTS

A2.1

© 2018 CARISSIMI ROHRER MCMULLEN ARCHITECTS AND PLANNERS, INC.

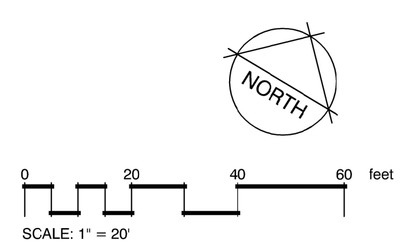
PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS	CALIPER	MATURE HEIGHT/WIDTH
	2	Acer rubrum	Red Maple	15 gal	Medium		50'/35'
	5	Arbutus x `Marina`	Arbutus Standard	15 gal	Low		25'/25'
	9	Lagerstroemia indica `Red Rocket`	Crape Myrtle	15 gal	Low		20'/20'
	7	Laurus nobilis `Saratoga`	Sweet Bay	24"box	Low		30'/25'
	1	Quercus lobata	Valley Oak	24"box	Low		35'/35'
	5	Zelkova serrata `Village Green`	Sawleaf Zelkova	15 gal	Moderate		30'/30'

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	SIZE
	184	Callistemon viminalis `Little John`	Dwarf Weeping Bottlebrush	5 gal	Low	3'/3'
	98	Dietes x `Orange Drop`	Orange Drop Fortnight Lily	1 gal	Low	3'/2.5'
	26	Dodonaea viscosa `Purpurea`	Purple Leafed Hopseed Bush	5 gal	Low	8'/8'
	13	Lantana montevidensis `Spreading Radiation`	Trailing Lantana	1 gal	Low	2'/3'
	10	Myrica californica `Buxifolia`	Pacific Wax Myrtle	5 gal	Low	8'/6'
	29	Phormium x `Allison Blackman`	New Zealand Flax	5 gal	Low	4'/4'
	56	Rhaphiolepis umbellata `Eleanor Tabor`	Yeddo Hawthorn	5 gal	Low	4'/4'
	45	Yucca x `Bright Star`	Variegated Spanish Dagger	5 gal	Low	3'/2.5'

VINE/ESPALIER	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	SIZE
	8	Parthenocissus tricuspidata `Veitchii`	Boston Ivy	5 gal	moderate	

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS	SPACING
	180	Convolvulus mauritanicus	Morning Glory	1 gal	Low	30" o.c.
	72	Myoporum parvifolium	Trailing Myoporum	1 gal	Low	60" o.c.
	44	Rosa x `Peach Drift`	Drift Rose	1 gal	Moderate	36" o.c.
	92	Rosmarinus officinalis `Huntington Carpet`	Huntington Carpet Rosemary	1 gal	Low	48" o.c.



WATER EFFICIENT LANDSCAPE WORKSHEET

HYDROZONE/PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIG. METHOD	IRRIG. EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (Sq. Ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREA							
LOW WATER USE PLANTS	.3	DRIP	.81	.37	10.089	3.733	176.578 GAL.
MODERATE WATER USE PLANTS	.5	DRIP	.81	.62	425	264	18.286 GAL.
HIGH WATER USE PLANTS	-	-	-	-	-	-	-
				TOTALS	(A) 10.514	(B) 3.997	
						ETWU Total	194.864 GAL.

Maximum Applied Water Allowance (MAWA). MAWA= (ETo) (Conversion factor) ((ETAF)(Landscape Area)) + ((1-ETAF) x SLA)
(52.2) (.62) (.45 x 10.514) + (1-.45) X 0) =153.123 GALLONS

Estimated Total Water use (ETWU). ETWU= (ETo)) (Conversion factor) ((ETAF) (Area))
(52.2) (.62) (3.997) = 129.359 GALLONS

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B) 3.997
Total Area	(A) 10.514
Average ETAF	(B / A) .38

Note:
1. Average ETAF for Regular Landscape Areas must be below .55 for residential areas and .45 for non-residential areas.

LANDSCAPE/ PLANTING NOTES

1. All new and existing landscape/planting areas shall receive a uniform 3-4" layer of organic mulch. Shredded bark (Guerilla hair) is not an acceptable mulch
2. All new plant material shall be irrigated with drip irrigation and a smart controller. Landscape Plans will comply with City of Rancho Cordova Water Conservation Standards.

TREE CALCULATIONS

EVERGREEN TREES	(40%)	12
DECIDUOUS TREES	(60%)	18
TOTAL TREES		30

24" BOX TREES	(27%)	8
15 GAL. TREES	(73%)	22
TOTAL TREES		30

PARKING LOT SHADE CALCULATIONS

Symbol	Botanical Name/ Common Name	Qty. @ full shade (Sq. Ft.)	Qty. @ 3/4 Shade (Sq. Ft.)	Qty. @1/2 shade (Sq. Ft.)	Qty. @ 1/4 shade (Sq. Ft.)	Total (Sq. Ft.)
	Canopy structures	NA -	NA -	NA -	NA -	0 SF
	Accent tree 20'	0 @ 314 SF -	0 @ 236 SF -	0 @ 157 SF -	0 @ 79 SF -	0 SF
	Parking Lot Shade Tree 25'	0 @ 491 SF -	0 @ 368 SF -	0 @ 246 SF -	0 @ 123 SF -	0 SF
	Parking Lot Shade Tree 30'	0 @ 706 SF -	0 @ 530 SF -	2 @ 354 SF 708	0 @ 177 SF -	708 SF
	Parking Lot Shade Tree 35'	0 @ 962 SF -	0 @ 722 SF -	0 @ 481 SF -	0 @ 240 SF -	0 SF
					TOTAL TREE SHADE	708 SF
	Paved Area (see hatched area on plan)				TOTAL PAVED AREA =	1,324 SF
					30% SHADE AREA REQUIRED =	397 SF
					TOTAL SHADE PROVIDED =	708 SF
					PERCENT SHADE =	53%

CRM Architects & Planners, Inc.
Carissimi Rohrer McMullen Architects and Planners, Inc.
5800 Stanford Ranch Road #120, Rocklin CA 95765
phone: (916) 631-1500 – fax: (916) 631-1600

AGENDA ITEM 11.1

REVISIONS
DATE DESCRIPTION
1
2
3
4
5
6
7
8
9
10

QUICK QUACK CAR WASH
STORE #6-055
RIVERGATE SHOPPING CENTER
RANCHO CORDOVA, CA.

PRELIMINARY LANDSCAPE PLAN

DATE: JULY 2018
CRM PROJECT #: 1837

THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICES IS THE PROPERTY OF CARISSIMI ROHRER MCMULLEN ARCHITECTS AND PLANNERS, INCORPORATED AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CARISSIMI ROHRER MCMULLEN ARCHITECTS AND PLANNERS, INCORPORATED

REGISTERED LANDSCAPE ARCHITECT
Rodney L. Scaccalosi
No. 4452
Exp. 05/31/20
STATE OF CALIFORNIA

PLANNING DOCUMENTS

A2.2

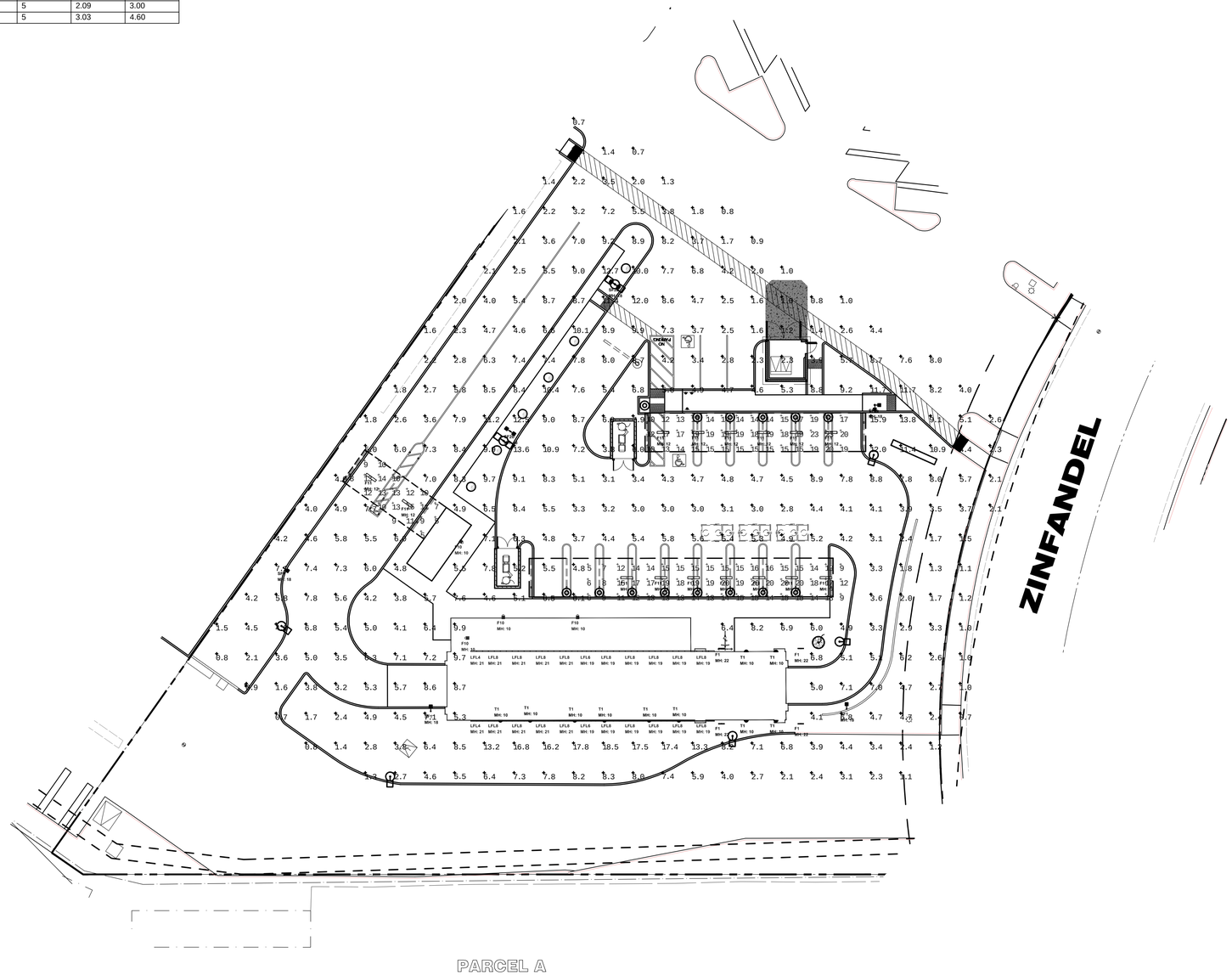
Luminaire Schedule / "Did you know that utility rebates can cover 25% or more of a products cost? Email rebates@cree.com to get help on your project!"							
Symbol	Qty	Label	Arrangement	Lumens/Lamp	LLF	Lum. Watts	Description
	4	F1	SINGLE	4584	1.000	66	FLD-OL-SN-D2-14-E-UL-SV-700
	4	F10	WALL MOUNT	2722	1.000	25	XSPW-A-0-3-M-G-U-x
	15	F11	SINGLE	5000	1.000	51	WS4-50L-50K-10V-FD-SSL
	2	LFL4	SINGLE	N.A.	1.000	35	LFL-A-4-DO-UL-SV-53K-SA
	2	LFL6	LFL 6FT	N.A.	1.000	52	LFL-A-6-DO-UL-SV-53K-SA
	18	LFL8	LFL 8FT	N.A.	1.000	70	LFL-A-8-DO-UL-SV-53K-SA
	3	SF1	SINGLE	17291	1.000	130	OSQ-A-NM-4ME-K-57K-UL-xx
	1	SF2a	2 @ 90	17291	1.000	130	OSQ-A-NM-4ME-K-57K-UL-xx
	2	SF2b	BACK-BACK	17291	1.000	130	OSQ-A-NM-4ME-K-57K-UL-xx
	10	T1	SINGLE	N.A.	1.000	30	RS-30WLED-DO-xx-120

Calculation Summary; LMF = 1.00						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Pavement	Fc	5.44	18.5	0.7	7.77	26.43
Pay Station	Fc	10.43	15	5	2.09	3.00
Vacuum Canopies	Fc	15.15	23	5	3.03	4.60

FIXTURE MOUNTING HEIGHTS AS SHOWN
POLES MOUNTD ON 2' BASE

ADDITIONAL EQUIPMENT REQUIRED:
(15) WS4MBK WS4 MOUNTING KIT
(6) CL-SSP-4011-16-D5-xx (16' x 4" SQ POLE, 3@90° MOUNT)
(9) OSQ-DAxx DIRECT ARM MOUNT
PROPOSED POLES MEET 120MPH SUSTAINED WIND LOADS

***CUSTOMER TO VERIFY MOUNTING, VOLTAGE, AND COLOR
PRIOR TO PLACING ORDER



PHOTOMETRIC SITE PLAN
SCALE: 1" = 20'

CREE™

1200 92nd Street - Sturtevant, WI 53177
www.cree.com - (800) 236-6800

Project Name: QUICK QUACK CAR WASH - RANCHO CORDOVA, CA | SR No. 31718
Date:7/20/2018 | Scale: 1"=20' | Footcandles calculated at grade
Filename: QQ-180720RRCCAJEE.AGI | Layout by: JACOB EDLER

Illumination results shown on this lighting design are based on project parameters provided to Cree, Inc. used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting, or energy code.

CRM Architects & Planners, Inc.
Carissimi Rohrer McMullen Architects and Planners, Inc.
5800 Stanford Ranch Road #720, Rocklin CA 95765
phone: (916) 431-1500 - fax: (916) 431-1600

Quick Quack CAR WASH

REVISIONS
DATE DESCRIPTION
1
2
3
4
5
6
7
8
9
10

QUICK QUACK CAR WASH
STORE #6-055
RIVERGATE SHOPPING CENTER
RANCHO CORDOVA, CA.

PHOTOMETRIC PLAN

DATE: JULY 2018
CRM PROJECT #: 1837

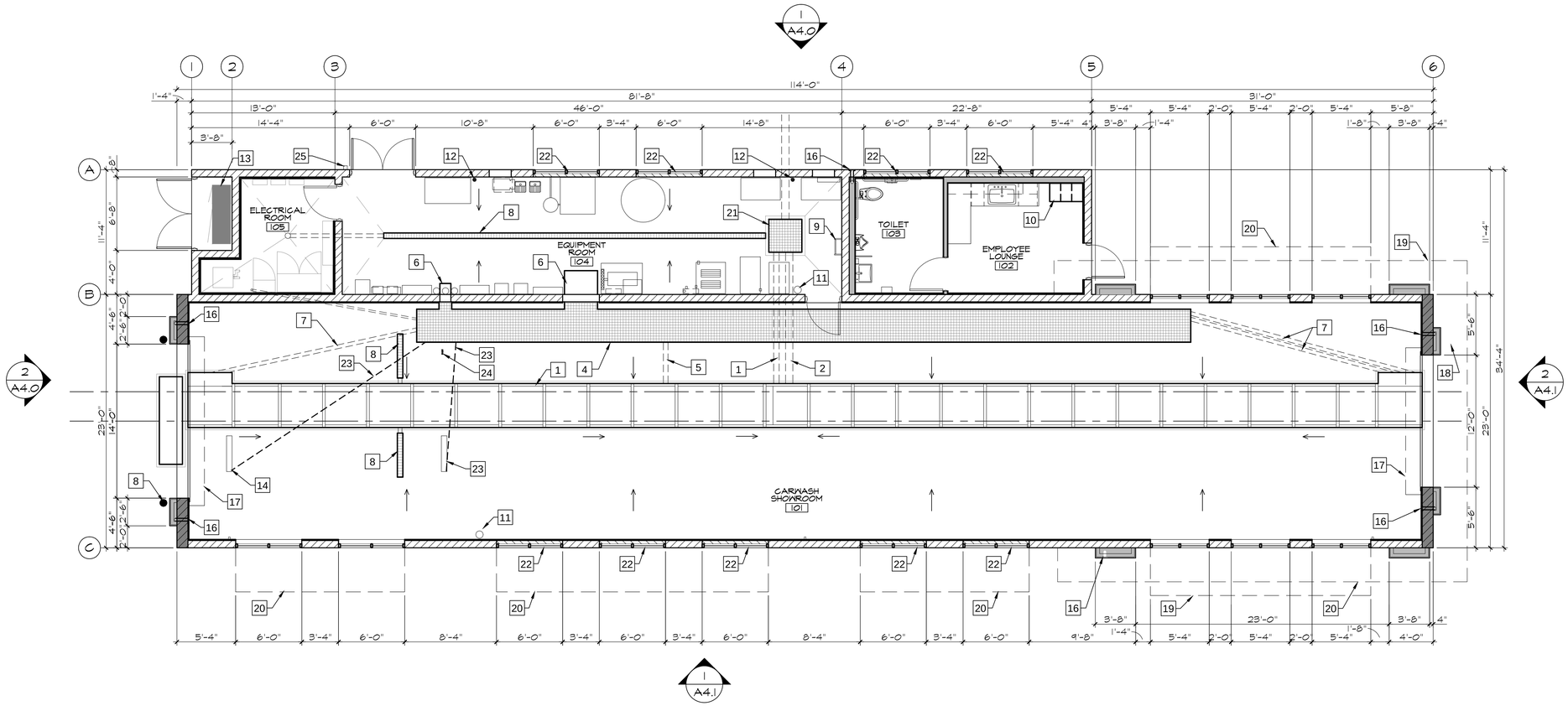
THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICES IS THE PROPERTY OF CARISSIMI ROHRER MCMULLEN ARCHITECTS AND PLANNERS, INCORPORATED AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CARISSIMI ROHRER MCMULLEN ARCHITECTS AND PLANNERS, INCORPORATED

LICENSED ARCHITECT
BRUCE MICHAEL LAROSE
NO. C-29480
REN. 11/30/19
STATE OF CALIFORNIA

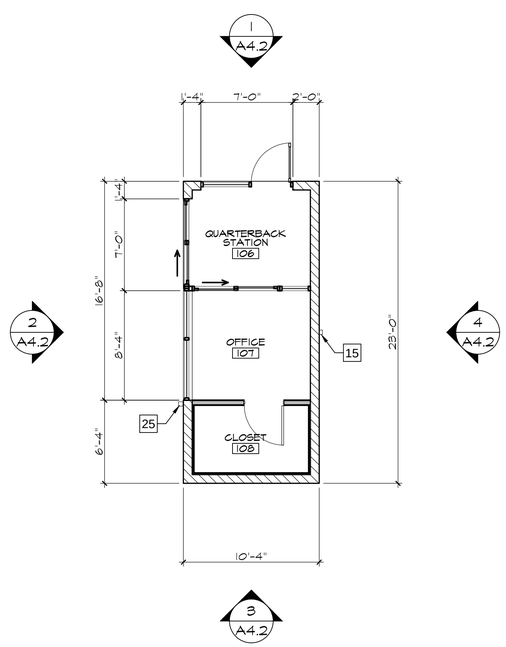
PLANNING DOCUMENTS

A2.3

© 2018 CARISSIMI ROHRER MCMULLEN ARCHITECTS AND PLANNERS, INC.



1 PROPOSED CAR WASH FLOOR PLAN
SCALE: 3/16" = 1'-0"



2 PROPOSED QUARTERBACK STATION FLOOR PLAN
SCALE: 3/16" = 1'-0"

KEYNOTES

1. CONVEYOR TRENCH. SLOPE AT ¼" PER FOOT TO DRAIN.
2. 8" CONVEYOR TRENCH DRAIN PIPE.
3. 6" CONVEYOR TRENCH OVERFLOW.
4. UTILITY TRENCH. SLOPE BOTTOM TO DRAIN.
5. 5" UTILITY TRENCH DRAIN PIPE. SLOPE TO CONVEYOR TRENCH.
6. OPEN FOR ACCESS TO UTILITY TRENCH.
7. 4" PIPE CHASE FROM UTILITY TRENCH TO CONVEYOR TRENCH.
8. TRENCH DRAIN.
9. ROOF ACCESS LADDER.
10. EMPLOYEE LOCKERS.
11. WALL MOUNTED FIRE EXTINGUISHER.
12. ROOF DRAIN LEADER.
13. ELECTRICAL SERVICE SWITCHGEAR.
14. 3/4" RECESS IN SLAB FOR TIRE SENSOR SWITCH.
15. DOWNSPOUT - SEE EXTERIOR ELEVATIONS
16. HOSE BIB IN RECESS BOX. PROVIDE WITH LOCKABLE DOOR AT EXTERIOR LOCATIONS.
17. COILING ROLL-UP DOOR.
18. CONCRETE FILLED PIPE BOLLARD AT ENTRANCE.
19. LINE OF ROOF ABOVE.
20. WALL MOUNTED CANOPY ABOVE.
21. 3'-0" X 3'-0" RECLAIM CLEAN-OUT.
22. FAUX WINDOW - SEE EXTERIOR ELEVATIONS
23. 1/2" CONDUIT TO TIRE SWITCH
24. 3 - 1" CONDUIT FROM CONTROLLER
25. KNOX BOX (TYP. 2 PLACES)

CRM Architects & Planners, Inc.
Carissimi Rohrer McMullen Architects and Planners, Inc.
5800 Stanford Ranch Road #720, Rocklin CA 95765
phone: (916) 431-1500 - fax: (916) 431-1600

Quick Quack CAR WASH

REVISIONS
DATE DESCRIPTION
1
2
3
4
5
6
7
8
9
10

QUICK QUACK CAR WASH
STORE #6-055
RIVERGATE SHOPPING CENTER
RANCHO CORDOVA, CA.

FLOOR PLAN

DATE: JULY 2018
CRM PROJECT #: 1837

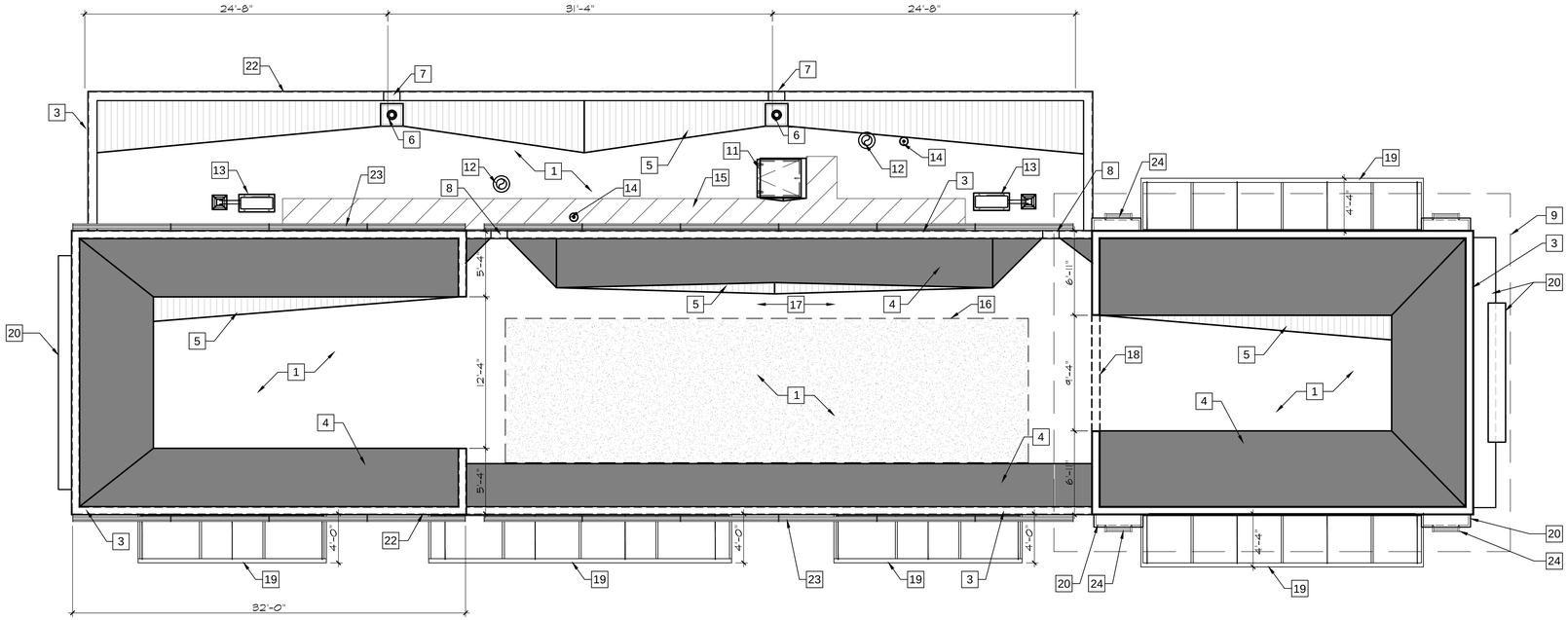
THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICES IS THE PROPERTY OF CARISSIMI ROHRER MCMULLEN ARCHITECTS AND PLANNERS, INCORPORATED AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CARISSIMI ROHRER MCMULLEN ARCHITECTS AND PLANNERS, INCORPORATED

LICENSED ARCHITECT
BRUCE MICHAEL LARSE
NO. C-29480
REN. 11/30/19
STATE OF CALIFORNIA

PLANNING DOCUMENTS

A3.0

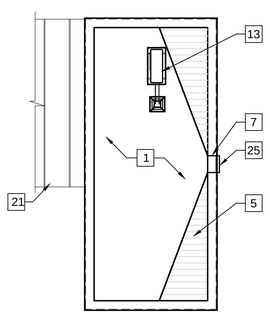
© 2018 CARISSIMI ROHRER MCMULLEN ARCHITECTS AND PLANNERS, INC.



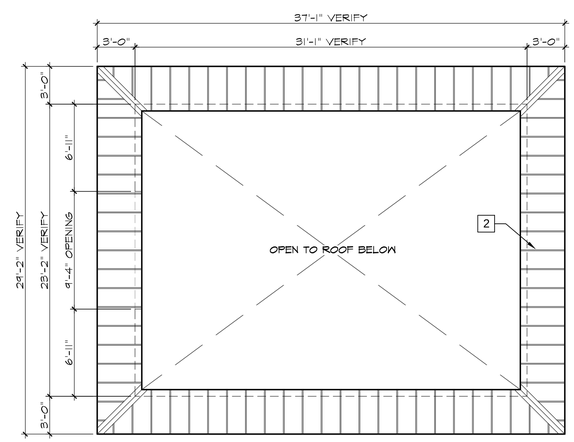
KEYNOTES

1. TPO MEMBRANE ROOFING.
2. STANDING SEAM METAL ROOFING.
3. PRE-FINISHED METAL COPING AT TOP OF PARAPET WALL.
4. ROOF CRICKET. ½" ROOF SHEATHING OVER METAL STUD DIAGONAL BRACING SLOPE AT ONE TO ONE.
5. TAPERED RIGID INSULATION CRICKET WITH ½" ISOLATION BOARD (TYP).
6. ROOF DRAIN IN RECESS.
7. THROUGH WALL OVERFLOW SCUPPER.
8. THROUGH WALL SCUPPER. SPILL TO ROOF BELOW.
9. NOT USED
10. OUTLINE OF UPPER ROOF AT EXIT TOWER. SEE ABOVE.
11. ROOF ACCESS LADDER HATCH.
12. EXHAUST FAN UNIT.
13. MECHANICAL UNIT TO BE CONCEALED FROM VIEW BY PARAPET.
14. PLUMBING VENT.
15. ROOF WALK PATH OVERLAY.
16. ROOF AREA DEDICATED TO POSSIBLE FUTURE SOLAR PANEL INSTALLATION.
17. ROOF AREA DEDICATED TO MAINTENANCE ACCESS TO POSSIBLE FUTURE SOLAR INSTALLATION.
18. OPENING IN WALL BETWEEN CRICKETS.
19. WALL MOUNTED METAL CANOPY BELOW (TYP).
20. CEMENT PLASTER FINISH AT TOP OF FURRED WALL FEATURE (TYP).
21. METAL PAY STATION CANOPY (SEE PAY CANOPY ELEVATIONS)
22. WALL BELOW SHOWN DASHED.
23. LINEAR DOWN LIGHTING
24. 2 FOOT PILASTER LIGHTS
25. COLLECTER AND DOWNSPOUT

1 / - PROPOSED ROOF PLAN
SCALE: 3/16" = 1'-0"



3 / - QUARTERBACK STATION ROOF PLAN
SCALE: 3/16" = 1'-0"



2 / - UPPER ROOF AT ENTRY TOWER
SCALE: 3/16" = 1'-0"

CRM Architects & Planners, Inc.
Carissimi Rohrer McMullen Architects and Planners, Inc.
5800 Stanford Ranch Road #720, Rocklin CA 95765
phone: (916) 431-1500 - fax: (916) 431-1600

Quick Quack CAR WASH

REVISIONS
DATE DESCRIPTION
1
2
3
4
5
6
7
8
9
10

QUICK QUACK CAR WASH
STORE #6-055
RIVERGATE SHOPPING CENTER
RANCHO CORDOVA, CA.

ROOF PLAN

DATE: JULY 2018
CRM PROJECT #: 1837

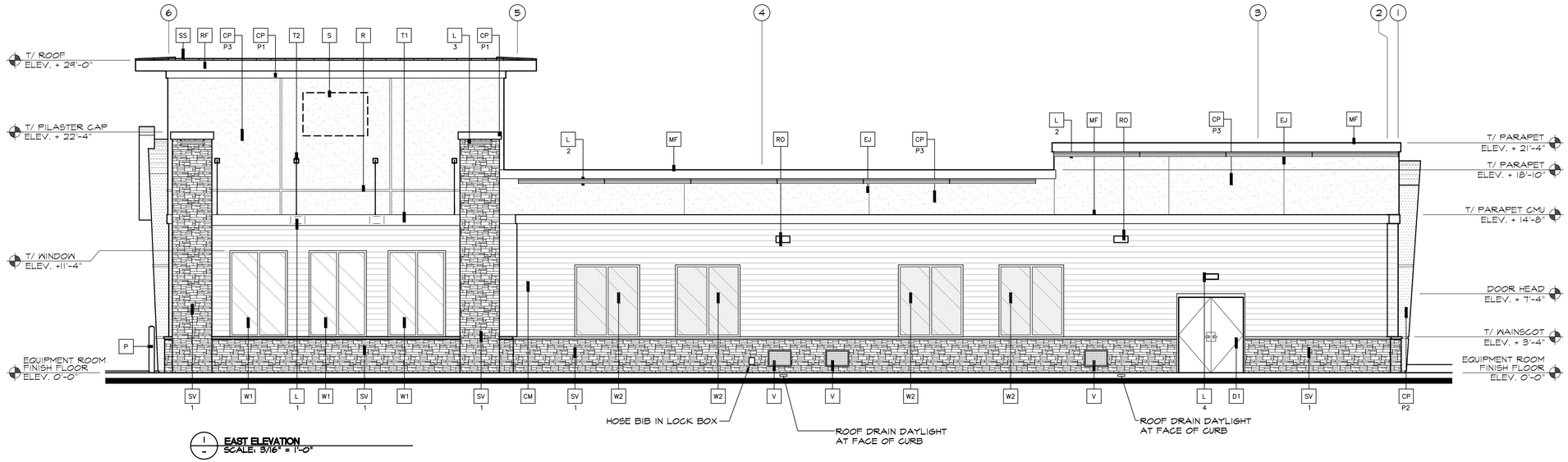
THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICES IS THE PROPERTY OF CARISSIMI ROHRER MCMULLEN ARCHITECTS AND PLANNERS, INCORPORATED, AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CARISSIMI ROHRER MCMULLEN ARCHITECTS AND PLANNERS, INCORPORATED.

LICENSED ARCHITECT
BRUCE MICHAEL LARSEN
NO. C-29480
REN. 11/30/19
STATE OF CALIFORNIA

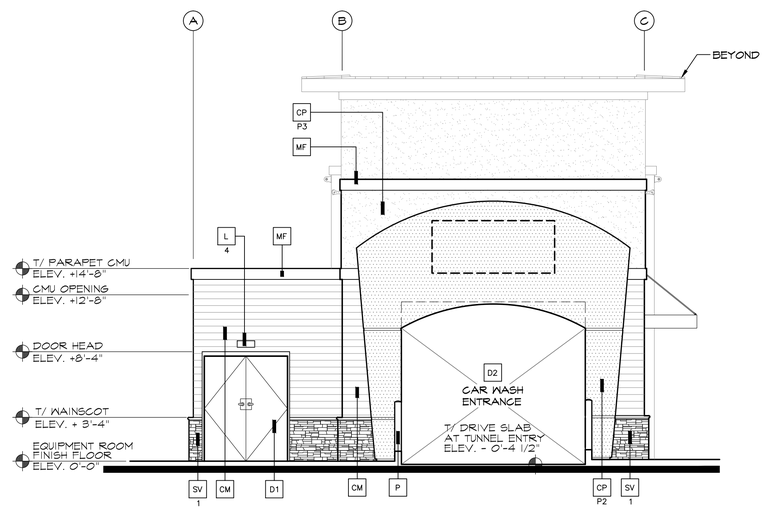
PLANNING DOCUMENTS

A3.1

© 2018 CARISSIMI ROHRER MCMULLEN ARCHITECTS AND PLANNERS, INC.



1 EAST ELEVATION
SCALE: 3/16" = 1'-0"



2 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

KEY NOTES:

CM ANGELUS BLOCK "PLACER CREEK BURNISHED" MEDIUM WEIGHT WITH INTEGRAL FACTORY "RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RAINBLOC" FOR MORTAR ADMIXTURE. GROUT BY SPEC MIX MORTOR #249.

CP ACRYLIC PLASTER COLOR COAT
P — COLOR:
P1 = MATCH SHERWIN WILLIAMS #6034 "ARRESTING AUBURN"
P2 = MATCH SHERWIN WILLIAMS #6374 "TORCHLIGHT"
SAND FINISH, THREE COAT SYSTEM OVER METAL STUDS
P3 = MATCH SHERWIN WILLIAMS #6120 "BELIEVABLY BUFF"
P4 = NOT USED
P5 = MATCH SHERWIN WILLIAMS #7004 "SNOWBOUND"

PLASTER COLOR COAT TO BE SAND FINISH

D1 HOLLOW METAL DOOR - PAINT TO TO MATCH SHERWIN WILLIAMS #6123 "BAGUETTE"

D2 OVERHEAD METAL DOOR - PAINT TO TO MATCH SHERWIN WILLIAMS #6123 "BAGUETTE"

D3 DARK BRONZE ANODIZED ALUMINUM COMMERCIAL SLIDING GLASS DOOR

DS COLLECTOR AND DOWNSPOUT. PAINT TO MATCH SHERWIN WILLIAMS #6123 "BAGUETTE"

EJ 1/4" DEEP REVEAL EXPANSION JOINT

L LIGHT FIXTURE
TYPE:

L1 = LED RADIAL WALL SCONCE (DOWN ONLY)
L2 = LINEAR FACADE WALL LIGHT (DOWN ONLY)
L3 = 2 FOOT LED PILASTER LIGHT (DOWN ONLY)
L4 = WALL PACK (DOWN ONLY)

CONTACT STEVE FRIEDMAN 1.262.504.5479 WITH CREE LIGHTING FOR ORDERING LIGHTING. (NO L3 IS A SPECIAL ORDER AND NOT PAR OF CREE LIGHTING)

MF METAL FASCIA - PAINT TO MATCH SHERWIN WILLIAMS #6034 "ARRESTING AUBURN"

P 6" PIPE BOLLARD FILLED WITH CONCRETE - MATCH SHERWIN WILLIAMS #6374 "TORCHLIGHT"

R 2" WIDE X 1/4" DEEP CLEAR ANODIZED ALUMINUM PLASTER REVEAL

RF METAL ROOF FASCIA - MATCH SHERWIN WILLIAMS #6034 "ARRESTING AUBURN"

RO ROOF OVERFLOW SCUPPER - PAINT TO MATCH SHERWIN WILLIAMS #6123 "BAGUETTE"

S SIGNAGE BY OTHERS SHOWN DASHED- FOR REFERENCE ONLY UNDER SEPARATE PERMIT. GENERAL CONTRACTOR TO COORDINATE WITH SIGN COMPANY.

SS STANDING SEAM METAL ROOF - FIRESTONE - UC3 "BRANDY WINE".

SV CORONADO QUICK STACK LEDGESTONE
COLOR:

1 = CARMEL MOUNTAIN WITH CHISELED STONE SILL BUFF

T1 METAL WALL CANOPY SYSTEM - COLOR TO MATCH SHERWIN WILLIAMS #6034 "ARRESTING AUBURN"

T2 WALL CANOPY TIE-BACK SYSTEM - COLOR TO MATCH SHERWIN WILLIAMS #6034 "ARRESTING AUBURN"

V 24" WIDE X 16" HIGH VENT - PAINT TO MATCH SHERWIN WILLIAMS #6123 "BAGUETTE"

W1 EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS DARK BRONZE ANODIZED ALUMINUM STOREFRONT

W2 EXTERIOR FAUX WINDOW ASSEMBLY - WITH BLACK CERAMIC FRIT TEMPERED SPANDREL GLASS DARK BRONZE ANODIZED ALUMINUM STOREFRONT

CRM Architects & Planners, Inc.
Carissimi Rohrer McMullen Architects and Planners, Inc.
5800 Stanford Ranch Road #720, Rocklin CA 95765
phone: (916) 431-1500 - fax: (916) 431-1600

REVISIONS
DATE DESCRIPTION
1
2
3
4
5
6
7
8
9
10

QUICK QUACK CAR WASH
STORE #6-055
RIVERGATE SHOPPING CENTER
RANCHO CORDOVA, CA.

EXTERIOR ELEVATIONS

DATE: JULY 2018
CRM PROJECT #: 1837

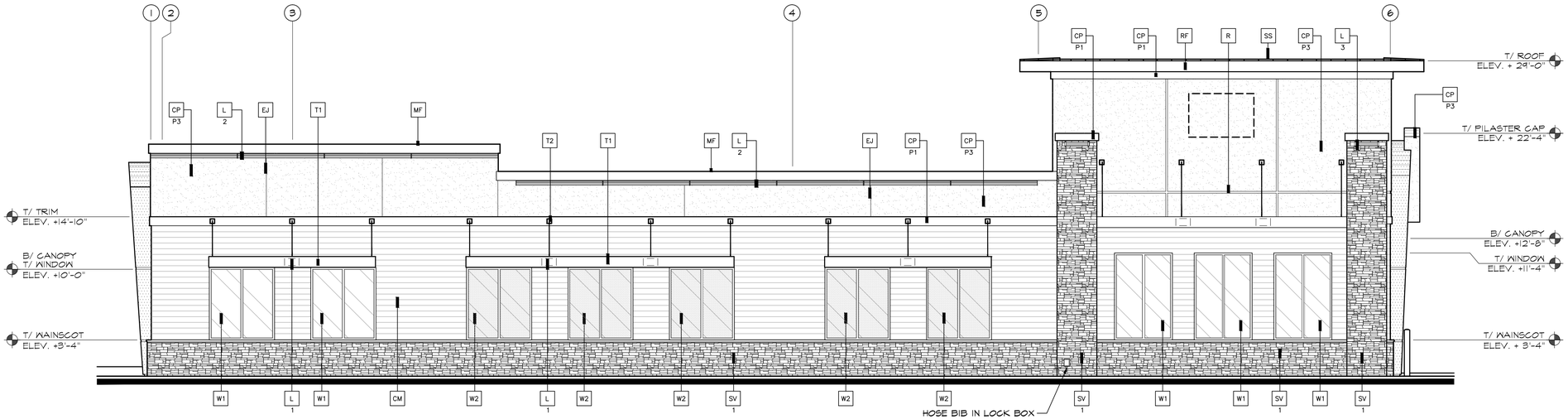
THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICES IS THE PROPERTY OF CARISSIMI ROHRER MCMULLEN ARCHITECTS AND PLANNERS, INCORPORATED AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CARISSIMI ROHRER MCMULLEN ARCHITECTS AND PLANNERS, INCORPORATED

LICENSED ARCHITECT
BRUCE MICHAEL LARSE
NO. C-29480
REN. 11/30/19
STATE OF CALIFORNIA

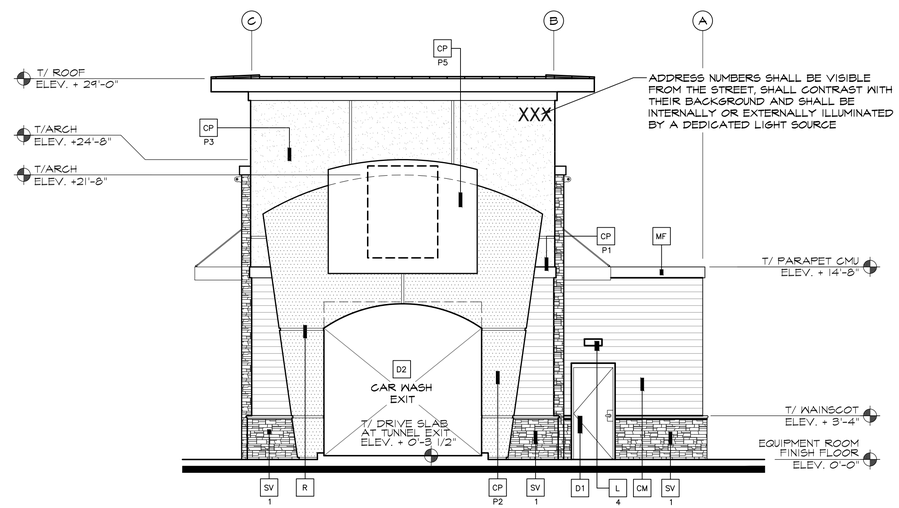
PLANNING DOCUMENTS

A4.0

© 2018 CARISSIMI ROHRER MCMULLEN ARCHITECTS AND PLANNERS, INC.



1 WEST ELEVATION
SCALE: 3/16" = 1'-0"



2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

KEY NOTES:

CM — ANGELUS BLOCK "PLACER CREEK BURNISHED" MEDIUM WEIGHT WITH INTEGRAL FACTORY "RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RAINBLOC" FOR MORTAR ADMIXTURE. GROUT BY SPEC MIX MORTOR #249.

CP — ACRYLIC PLASTER COLOR COAT
P — COLOR:
P1 = MATCH SHERWIN WILLIAMS #6034 "ARRESTING AUBURN"
P2 = MATCH SHERWIN WILLIAMS #6374 "TORCHLIGHT"
SAND FINISH, THREE COAT SYSTEM OVER METAL STUDS
P3 = MATCH SHERWIN WILLIAMS #6120 "BELIEVABLY BUFF"
P4 = NOT USED
P5 = MATCH SHERWIN WILLIAMS #7004 "SNOWBOUND"

PLASTER COLOR COAT TO BE SAND FINISH

D1 — HOLLOW METAL DOOR - PAINT TO TO MATCH SHERWIN WILLIAMS #6123 "BAGUETTE"

D2 — OVERHEAD METAL DOOR - PAINT TO TO MATCH SHERWIN WILLIAMS #6123 "BAGUETTE"

D3 — DARK BRONZE ANODIZED ALUMINUM COMMERCIAL SLIDING GLASS DOOR

DS — COLLECTOR AND DOWNSPOUT. PAINT TO MATCH SHERWIN WILLIAMS #6123 "BAGUETTE"

EJ — 1/4" DEEP REVEAL EXPANSION JOINT

L — LIGHT FIXTURE
TYPE:

L1 = LED RADIAL WALL SCONCE (DOWN ONLY)
L2 = LINEAR FACADE WALL LIGHT (DOWN ONLY)
L3 = 2 FOOT LED PILASTER LIGHT (DOWN ONLY)
L4 = WALL PACK (DOWN ONLY)

CONTACT STEVE FRIEDMAN 1.262.504.5479 WITH CREE LIGHTING FOR ORDERING LIGHTING. (NO L3 IS A SPECIAL ORDER AND NOT PAR OF CREE LIGHTING)

MF — METAL FASCIA - PAINT TO MATCH SHERWIN WILLIAMS #6034 "ARRESTING AUBURN"

P — 6" PIPE BOLLARD FILLED WITH CONCRETE - MATCH SHERWIN WILLIAMS #6374 "TORCHLIGHT"

R — 2" WIDE X 1/4" DEEP CLEAR ANODIZED ALUMINUM PLASTER REVEAL

RF — METAL ROOF FASCIA - MATCH SHERWIN WILLIAMS #6034 "ARRESTING AUBURN"

RO — ROOF OVERFLOW SCUPPER - PAINT TO MATCH SHERWIN WILLIAMS #6123 "BAGUETTE"

S — SIGNAGE BY OTHERS SHOWN DASHED- FOR REFERENCE ONLY UNDER SEPARATE PERMIT. GENERAL CONTRACTOR TO COORDINATE WITH SIGN COMPANY.

SS — STANDING SEAM METAL ROOF - FIRESTONE - UC3 "BRANDY WINE".

SV — CORONADO QUICK STACK LEDGESTONE
COLOR:
1 = CARMEL MOUNTAIN WITH CHISELED STONE SILL BUFF

T1 — METAL WALL CANOPY SYSTEM - COLOR TO MATCH SHERWIN WILLIAMS #6034 "ARRESTING AUBURN"

T2 — WALL CANOPY TIE-BACK SYSTEM - COLOR TO MATCH SHERWIN WILLIAMS #6034 "ARRESTING AUBURN"

V — 24" WIDE X 16" HIGH VENT - PAINT TO MATCH SHERWIN WILLIAMS #6123 "BAGUETTE"

W1 — EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS DARK BRONZE ANODIZED ALUMINUM STOREFRONT

W2 — EXTERIOR FAUX WINDOW ASSEMBLY - WITH BLACK CERAMIC FRIT TEMPERED SPANDREL GLASS DARK BRONZE ANODIZED ALUMINUM STOREFRONT

CRM Architects & Planners, Inc.
Carissimi Rohrer McMullen Architects and Planners, Inc.
5800 Stanford Ranch Road #720, Rocklin CA 95765
phone: (916) 431-1500 - fax: (916) 431-1600

Quick Quack CAR WASH

REVISIONS
DATE DESCRIPTION
1
2
3
4
5
6
7
8
9
10

QUICK QUACK CAR WASH
STORE #6-055
RIVERGATE SHOPPING CENTER
RANCHO CORDOVA, CA.

EXTERIOR ELEVATIONS

DATE: JULY 2018
CRM PROJECT #: 1837

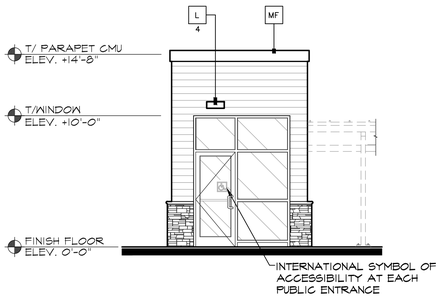
THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICES IS THE PROPERTY OF CARISSIMI ROHRER MCMULLEN ARCHITECTS AND PLANNERS, INCORPORATED AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CARISSIMI ROHRER MCMULLEN ARCHITECTS AND PLANNERS, INCORPORATED

LICENSED ARCHITECT
BRUCE MICHAEL LARGE
NO. C-29480
REN. 11/30/19
STATE OF CALIFORNIA

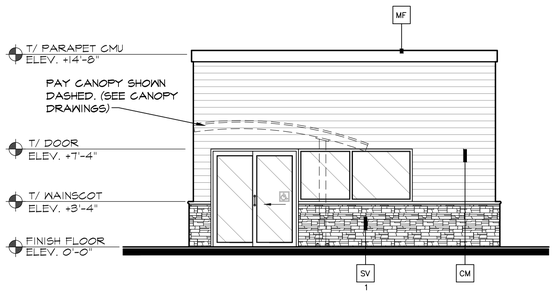
PLANNING DOCUMENTS

A4.1

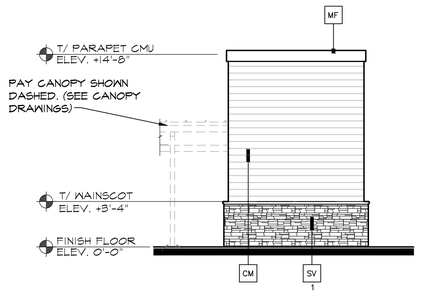
© 2018 CARISSIMI ROHRER MCMULLEN ARCHITECTS AND PLANNERS, INC.



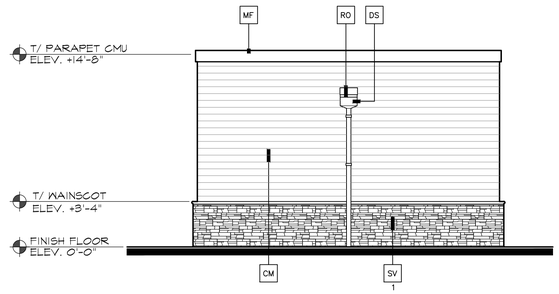
1 - EAST ELEVATION
SCALE: 3/16" = 1'-0"



2 - NORTH ELEVATION
SCALE: 3/16" = 1'-0"

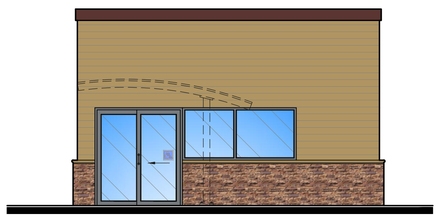


3 - WEST ELEVATION
SCALE: 3/16" = 1'-0"

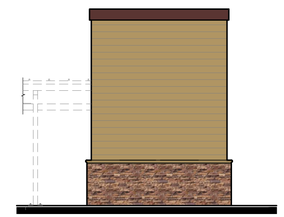


4 - SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

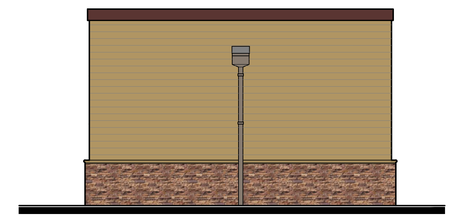
1 - EAST ELEVATION
SCALE: 3/16" = 1'-0"



2 - NORTH ELEVATION
SCALE: 3/16" = 1'-0"



3 - WEST ELEVATION
SCALE: 3/16" = 1'-0"



4 - SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

KEY NOTES:

CM ANGELUS BLOCK "PLACER CREEK BURNISHED" MEDIUM WEIGHT WITH INTEGRAL FACTORY "RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RAINBLOC" FOR MORTAR ADMIXTURE. GROUT BY SPEC MIX MORTOR #249.

CP ACRYLIC PLASTER COLOR COAT
P — COLOR:
P1 = MATCH SHERWIN WILLIAMS #6034 "ARRESTING AUBURN"
P2 = MATCH SHERWIN WILLIAMS #6374 "TORCHLIGHT"
SAND FINISH, THREE COAT SYSTEM OVER METAL STUDS
P3 = MATCH SHERWIN WILLIAMS #6120 "BELIEVABLY BUFF"
P4 = NOT USED
P5 = MATCH SHERWIN WILLIAMS #7004 "SNOWBOUND"

PLASTER COLOR COAT TO BE SAND FINISH

D1 HOLLOW METAL DOOR - PAINT TO TO MATCH SHERWIN WILLIAMS #6123 "BAGUETTE"

D2 OVERHEAD METAL DOOR - PAINT TO TO MATCH SHERWIN WILLIAMS #6123 "BAGUETTE"

D3 DARK BRONZE ANODIZED ALUMINUM COMMERCIAL SLIDING GLASS DOOR

DS COLLECTOR AND DOWNSPOUT. PAINT TO MATCH SHERWIN WILLIAMS #6123 "BAGUETTE"

EJ 1/4" DEEP REVEAL EXPANSION JOINT

L LIGHT FIXTURE
1 — TYPE:

L1 = LED RADIAL WALL SCONCE (DOWN ONLY)
L2 = LINEAR FACADE WALL LIGHT (DOWN ONLY)
L3 = 2 FOOT LED PILASTER LIGHT (DOWN ONLY)
L4 = WALL PACK (DOWN ONLY)

CONTACT STEVE FRIEDMAN 1.262.504.5479 WITH CREE LIGHTING FOR ORDERING LIGHTING. (NO L3 IS A SPECIAL ORDER AND NOT PAR OF CREE LIGHTING)

MF METAL FASCIA - PAINT TO MATCH SHERWIN WILLIAMS #6034 "ARRESTING AUBURN"

P 6" PIPE BOLLARD FILLED WITH CONCRETE - MATCH SHERWIN WILLIAMS #6374 "TORCHLIGHT"

R 2" WIDE X 1/4" DEEP CLEAR ANODIZED ALUMINUM PLASTER REVEAL

RF METAL ROOF FASCIA - MATCH SHERWIN WILLIAMS #6034 "ARRESTING AUBURN"

RO ROOF OVERFLOW SCUPPER - PAINT TO MATCH SHERWIN WILLIAMS #6123 "BAGUETTE"

S SIGNAGE BY OTHERS SHOWN DASHED- FOR REFERENCE ONLY UNDER SEPARATE PERMIT. GENERAL CONTRACTOR TO COORDINATE WITH SIGN COMPANY.

SS STANDING SEAM METAL ROOF - FIRESTONE - UC3 "BRANDY WINE".

SV CORONADO QUICK STACK LEDGESTONE
1 — COLOR:

1 = CARMEL MOUNTAIN WITH CHISELED STONE SILL BUFF

T1 METAL WALL CANOPY SYSTEM - COLOR TO MATCH SHERWIN WILLIAMS #6034 "ARRESTING AUBURN"

T2 WALL CANOPY TIE-BACK SYSTEM - COLOR TO MATCH SHERWIN WILLIAMS #6034 "ARRESTING AUBURN"

V 24" WIDE X 16" HIGH VENT - PAINT TO MATCH SHERWIN WILLIAMS #6123 "BAGUETTE"

W1 EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS DARK BRONZE ANODIZED ALUMINUM STOREFRONT

W2 EXTERIOR FAUX WINDOW ASSEMBLY - WITH BLACK CERAMIC FRIT TEMPERED SPANDREL GLASS DARK BRONZE ANODIZED ALUMINUM STOREFRONT

CRM Architects & Planners, Inc.
Carissimi Rohrer McMullen Architects and Planners, Inc.
5800 Stanford Ranch Road #720, Rocklin CA 95765
phone: (916) 431-1500 - fax: (916) 431-1600

Quick Quack CAR WASH

REVISIONS
DATE DESCRIPTION
1
2
3
4
5
6
7
8
9
10

QUICK QUACK CAR WASH
STORE #6-055
RIVERGATE SHOPPING CENTER
RANCHO CORDOVA, CA.

QB ELEVATIONS

DATE: JULY 2018
CRM PROJECT #: 1837

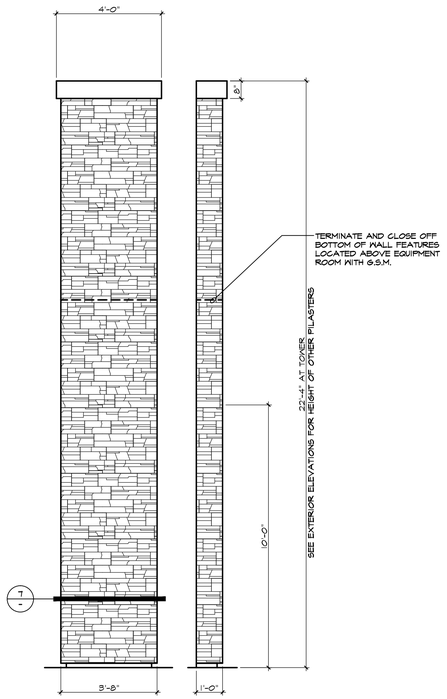
THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICES IS THE PROPERTY OF CARISSIMI ROHRER MCMULLEN ARCHITECTS AND PLANNERS, INCORPORATED AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CARISSIMI ROHRER MCMULLEN ARCHITECTS AND PLANNERS, INCORPORATED

LICENSED ARCHITECT
BRUCE MICHAEL LARGE
NO. C-29480
REN. 11/30/19
STATE OF CALIFORNIA

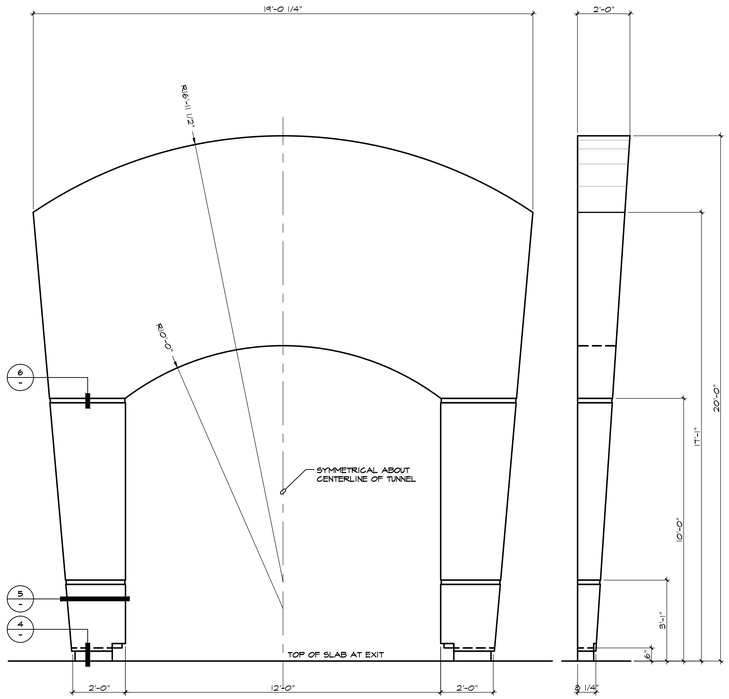
PLANNING DOCUMENTS

A4.2

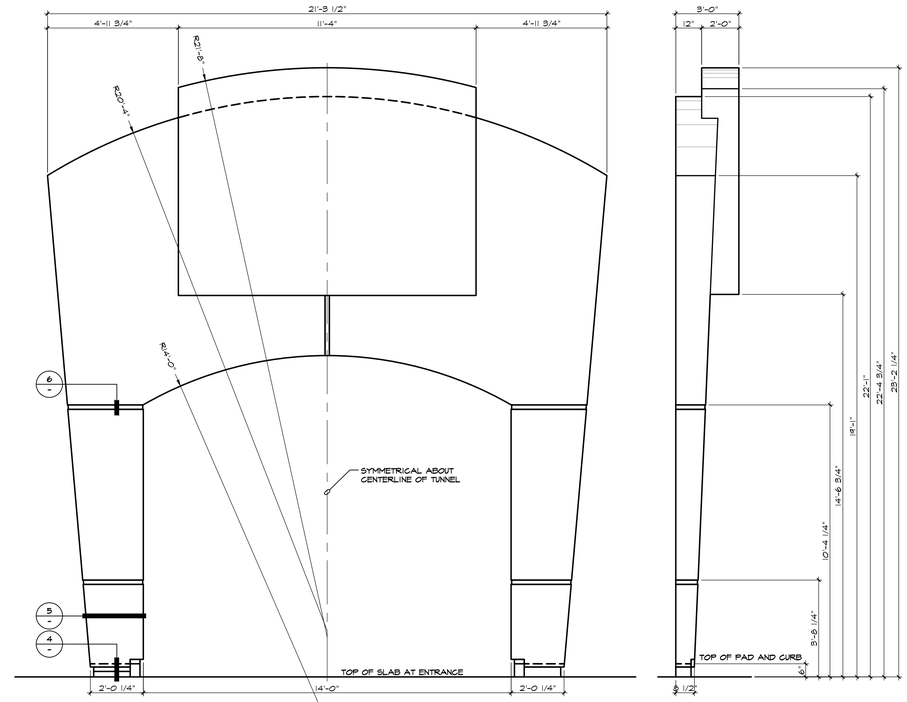
© 2018 CARISSIMI ROHRER MCMULLEN ARCHITECTS AND PLANNERS, INC.



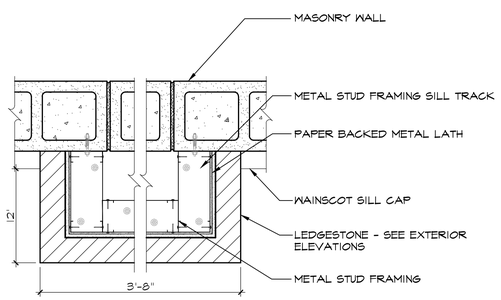
3 TYPICAL PILASTER WALL FEATURE
SCALE: 1/2" = 1'-0"



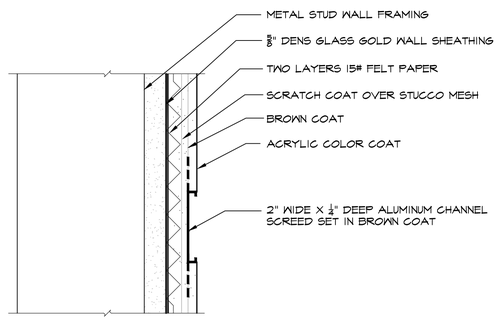
2 EXIT ARCH WALL FEATURE
SCALE: 1/2" = 1'-0"



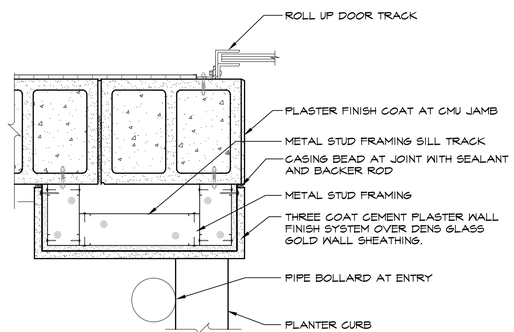
1 ENTRY ARCH WALL FEATURE
SCALE: 1/2" = 1'-0"



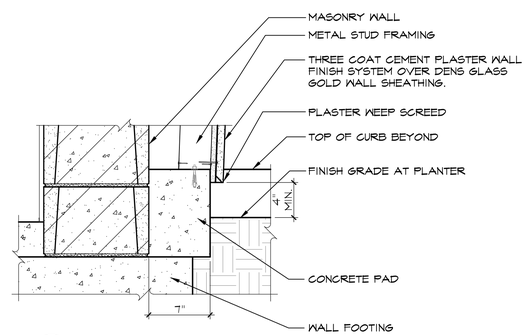
7 PILASTER WALL FEATURE PLAN
SCALE: 1 1/2" = 1'-0"



6 PLASTER CHANNEL SCREED REVEAL
HALF SCALE



5 FEATURE WALL LEG PLAN
SCALE: 1 1/2" = 1'-0"



4 FEATURE WALL SILL
SCALE: 1 1/2" = 1'-0"

CRM Architects & Planners, Inc.
Carissimi Rohrer McMullen Architects and Planners, Inc.
5800 Stanford Ranch Road #720, Rocklin CA 95765
phone: (916) 431-1500 - fax: (916) 431-1600

Quick Quack CAR WASH

REVISIONS
DATE DESCRIPTION
1
2
3
4
5
6
7
8
9
10

QUICK QUACK CAR WASH
STORE #6-055
RIVERGATE SHOPPING CENTER
RANCHO CORDOVA, CA.

WALL FEATURE
ELEVATIONS

DATE: JULY 2018
CRM PROJECT #: 1837

THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICES IS THE PROPERTY OF CARISSIMI ROHRER MCMULLEN ARCHITECTS AND PLANNERS, INCORPORATED AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CARISSIMI ROHRER MCMULLEN ARCHITECTS AND PLANNERS, INCORPORATED

LICENSED ARCHITECT
BRUCE MICHAEL LARSEN
NO. C-29480
REN. 11/30/19
STATE OF CALIFORNIA

PLANNING DOCUMENTS

A4.3

© 2018 CARISSIMI ROHRER MCMULLEN ARCHITECTS AND PLANNERS, INC.

1 EAST ELEVATION
SCALE: 3/16" = 1'-0"

2 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

CRM Architects & Planners, Inc.
Carissimi Rohrer McMullen Architects and Planners, Inc.
5800 Stanford Ranch Road #720, Rocklin CA 95765
phone: (916) 431-1500 - fax: (916) 431-1600

Quick Quack CAR WASH

REVISIONS

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

QUICK QUACK CAR WASH
STORE #6-055
RIVERGATE SHOPPING CENTER
RANCHO CORDOVA, CA.

COLOR
ELEVATIONS

DATE: JULY 2018
CRM PROJECT #: 1837

THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICES IS THE PROPERTY OF CARISSIMI ROHRER MCMULLEN ARCHITECTS AND PLANNERS, INCORPORATED AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CARISSIMI ROHRER MCMULLEN ARCHITECTS AND PLANNERS, INCORPORATED

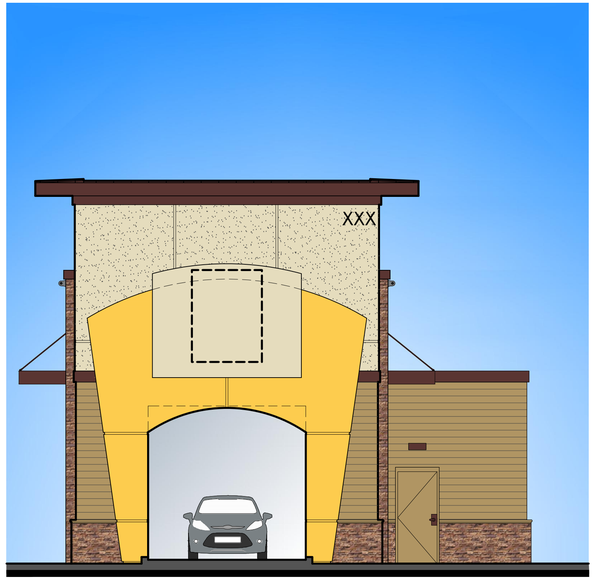
LICENSED ARCHITECT
BRUCE MICHAEL LAROSE
NO. C-29480
REN. 11/30/19
STATE OF CALIFORNIA

PLANNING DOCUMENTS

A4.4

© 2018 CARISSIMI ROHRER MCMULLEN ARCHITECTS AND PLANNERS, INC.

1 WEST ELEVATION
SCALE: 3/16" = 1'-0"



2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

CRM Architects & Planners, Inc.
Carissimi Rohrer McMullen Architects and Planners, Inc.
5800 Stanford Ranch Road #720, Rocklin CA 95765
phone: (916) 431-1500 - fax: (916) 431-1600

Quick Quack CAR WASH

REVISIONS

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

QUICK QUACK CAR WASH
STORE #6-055
RIVERGATE SHOPPING CENTER
RANCHO CORDOVA, CA.

COLOR
ELEVATIONS

DATE: JULY 2018
CRM PROJECT #: 1837

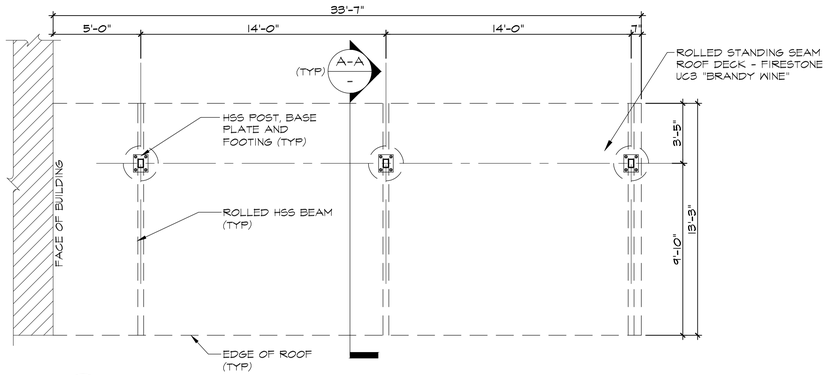
THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICES IS THE PROPERTY OF CARISSIMI ROHRER MCMULLEN ARCHITECTS AND PLANNERS, INCORPORATED AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CARISSIMI ROHRER MCMULLEN ARCHITECTS AND PLANNERS, INCORPORATED

LICENSED ARCHITECT
BRUCE MICHAEL LAROSE
NO. C-29480
REN. 11/30/19
STATE OF CALIFORNIA

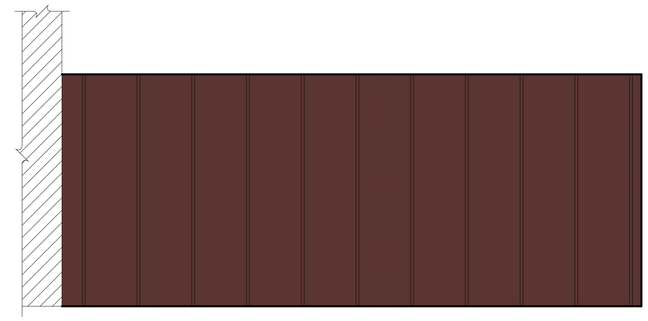
PLANNING DOCUMENTS

A4.5

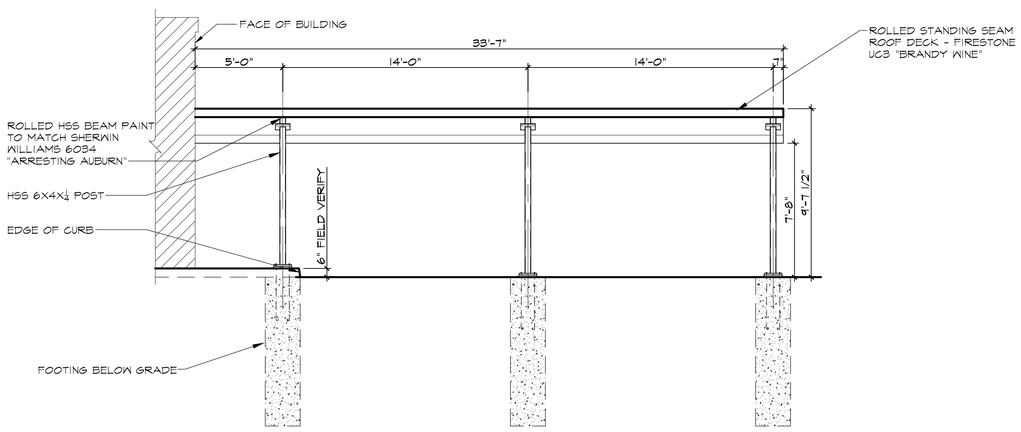
© 2018 CARISSIMI ROHRER MCMULLEN ARCHITECTS AND PLANNERS, INC.



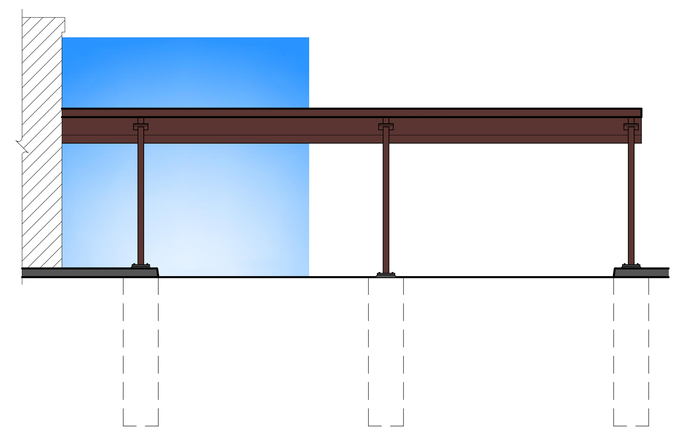
1 PAY STATION CANOPY PLAN
SCALE: 1/4" = 1'-0"



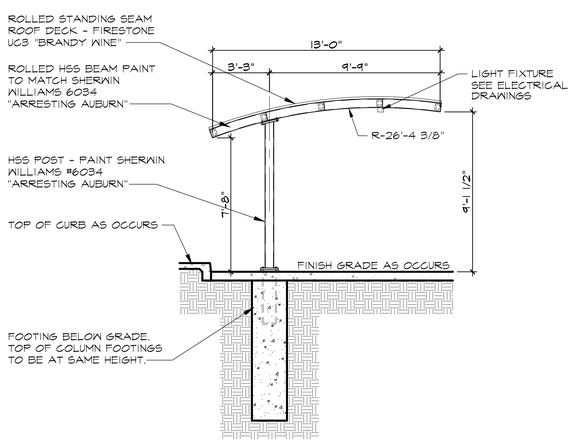
3 PAY STATION COLOR PLAN VIEW
SCALE: 1/4" = 1'-0"



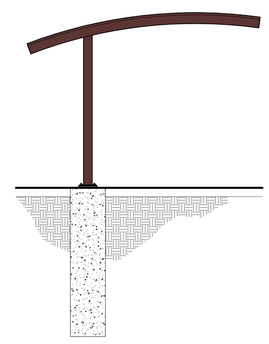
2 PAY STATION CANOPY ELEVATION
SCALE: 1/4" = 1'-0"



4 PAY STATION CANOPY COLOR ELEVATION
SCALE: 1/4" = 1'-0"



A-A TYPICAL CANOPY SECTTION
SCALE: 1/4" = 1'-0"



5 PAY CANOPY SIDE COLOR ELEVATION
SCALE: 1/4" = 1'-0"

CRM Architects & Planners, Inc.
Carissimi Rohrer McMullen Architects and Planners, Inc.
5800 Stanford Ranch Road #720, Rocklin CA 95765
phone: (916) 431-1500 - fax: (916) 431-1600

REVISIONS
DATE DESCRIPTION
1
2
3
4
5
6
7
8
9
10

QUICK QUACK CAR WASH
STORE #6-055
RIVERGATE SHOPPING CENTER
RANCHO CORDOVA, CA.

PAY CANOPY

DATE: JULY 2018
CRM PROJECT #: 1837

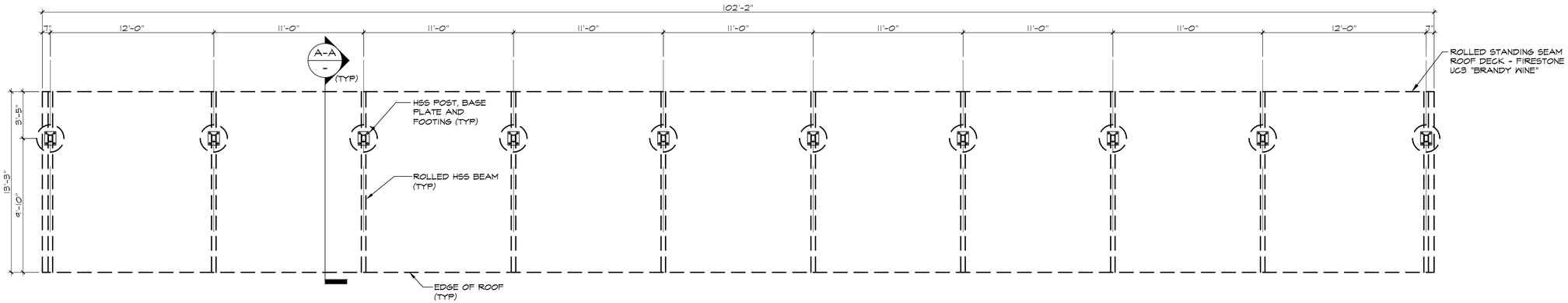
THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICES IS THE PROPERTY OF CARISSIMI ROHRER MCMULLEN ARCHITECTS AND PLANNERS, INCORPORATED AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CARISSIMI ROHRER MCMULLEN ARCHITECTS AND PLANNERS, INCORPORATED

LICENSED ARCHITECT
BRUCE MICHAEL LAROSE
NO. C-29480
REN. 11/30/19
STATE OF CALIFORNIA

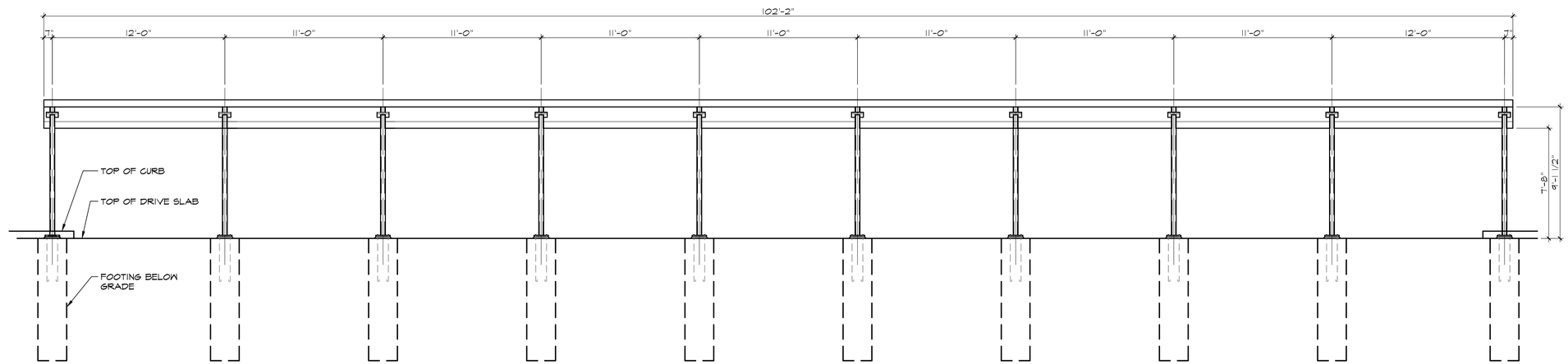
PLANNING DOCUMENTS

A5.0

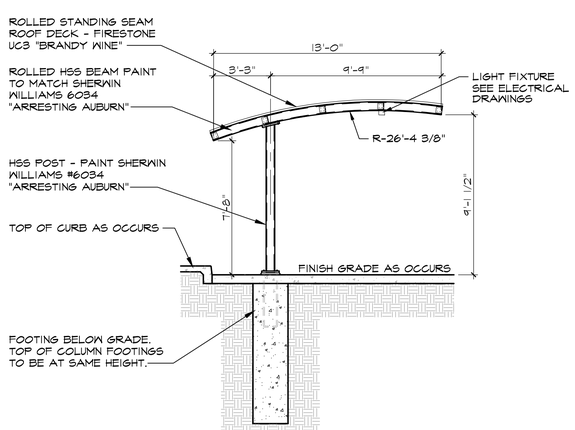
© 2018 CARISSIMI ROHRER MCMULLEN ARCHITECTS AND PLANNERS, INC.



1 WEST VACUUM CANOPY PLAN
SCALE: 1/4" = 1'-0"



2 WEST VACUUM CANOPY ELEVATION
SCALE: 1/4" = 1'-0"



A-A TYPICAL CANOPY SECTTION
SCALE: 1/4" = 1'-0"

CRM Architects & Planners, Inc.
Carissimi Rohrer McMullen Architects and Planners, Inc.
5800 Stanford Ranch Road #720, Rocklin CA 95765
phone: (916) 431-1500 - fax: (916) 431-1600

Quick Quack CAR WASH

REVISIONS

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

QUICK QUACK CAR WASH
STORE #6-055
RIVERGATE SHOPPING CENTER
RANCHO CORDOVA, CA.

WEST VACUUM CANOPY

DATE: JULY 2018
CRM PROJECT #: 1837

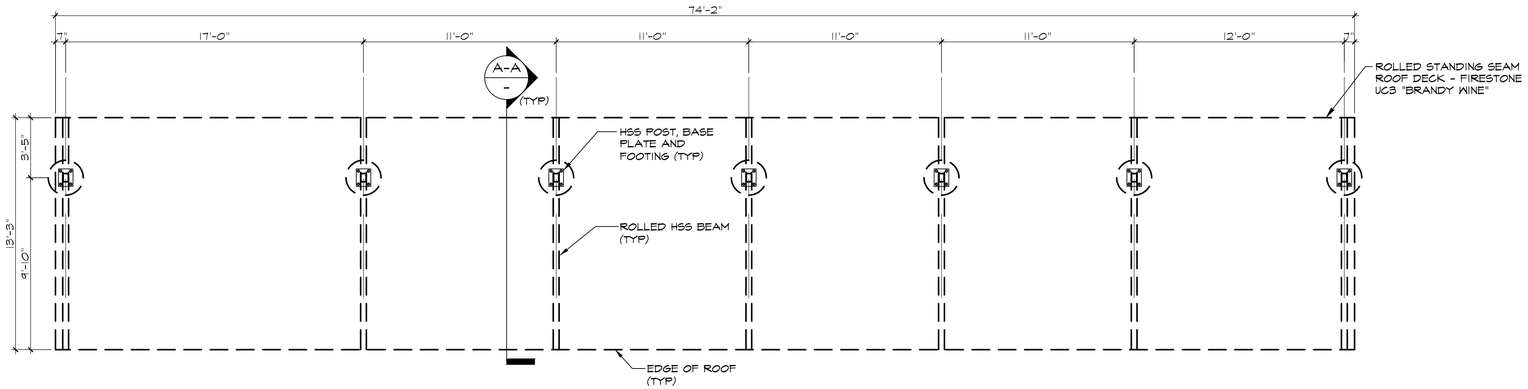
THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICES IS THE PROPERTY OF CARISSIMI ROHRER MCMULLEN ARCHITECTS AND PLANNERS, INCORPORATED AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CARISSIMI ROHRER MCMULLEN ARCHITECTS AND PLANNERS, INCORPORATED

LICENSED ARCHITECT
BRUCE MICHAEL LARSE
NO. C-29480
REN. 11/30/19
STATE OF CALIFORNIA

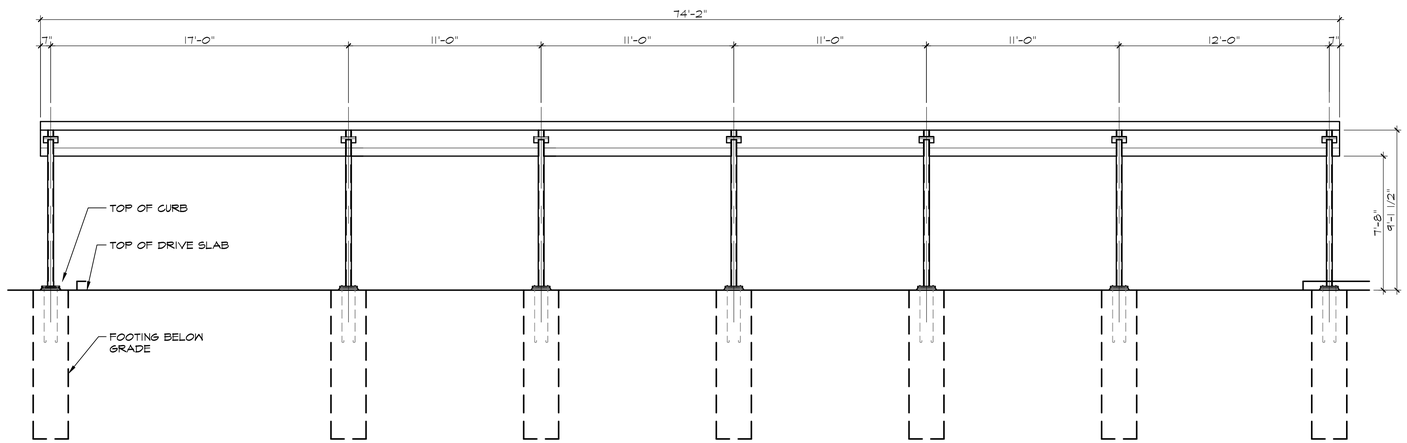
PLANNING DOCUMENTS

A5.1

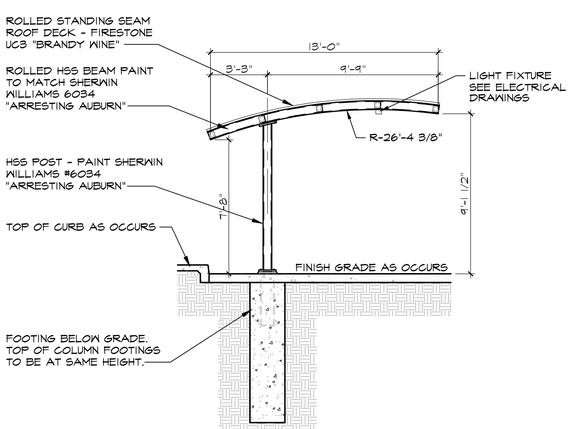
© 2018 CARISSIMI ROHRER MCMULLEN ARCHITECTS AND PLANNERS, INC.



1 EAST VACUUM CANOPY PLAN
SCALE: 1/4" = 1'-0"



2 EAST VACUUM CANOPY ELEVATION
SCALE: 1/4" = 1'-0"



A-A TYPICAL CANOPY SECTTION
SCALE: 1/4" = 1'-0"

CRM Architects & Planners, Inc.
Carissimi Rohrer McMullen Architects and Planners, Inc.
5800 Stanford Ranch Road #720, Rocklin CA 95765
phone: (916) 431-1500 - fax: (916) 431-1600

Quick Quack CAR WASH

REVISIONS

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

QUICK QUACK CAR WASH
STORE #6-055
RIVERGATE SHOPPING CENTER
RANCHO CORDOVA, CA.

EAST VACUUM CANOPY

DATE: JULY 2018
CRM PROJECT #: 1837

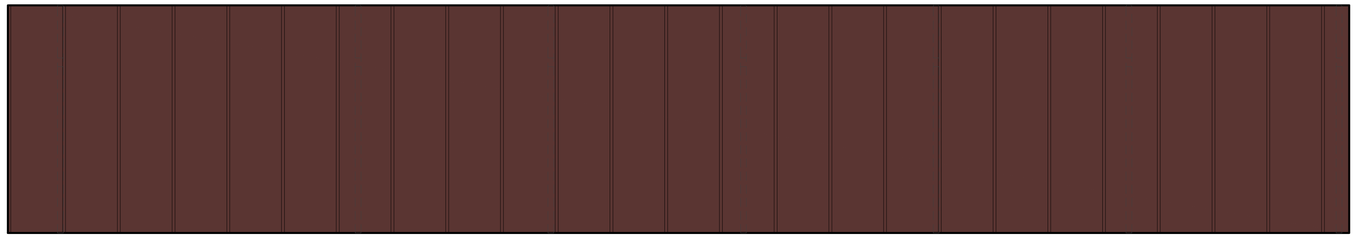
THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICES IS THE PROPERTY OF CARISSIMI ROHRER MCMULLEN ARCHITECTS AND PLANNERS, INCORPORATED AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CARISSIMI ROHRER MCMULLEN ARCHITECTS AND PLANNERS, INCORPORATED

LICENSED ARCHITECT
BRUCE MICHAEL LARSE
NO. C-29480
REN. 11/30/19
STATE OF CALIFORNIA

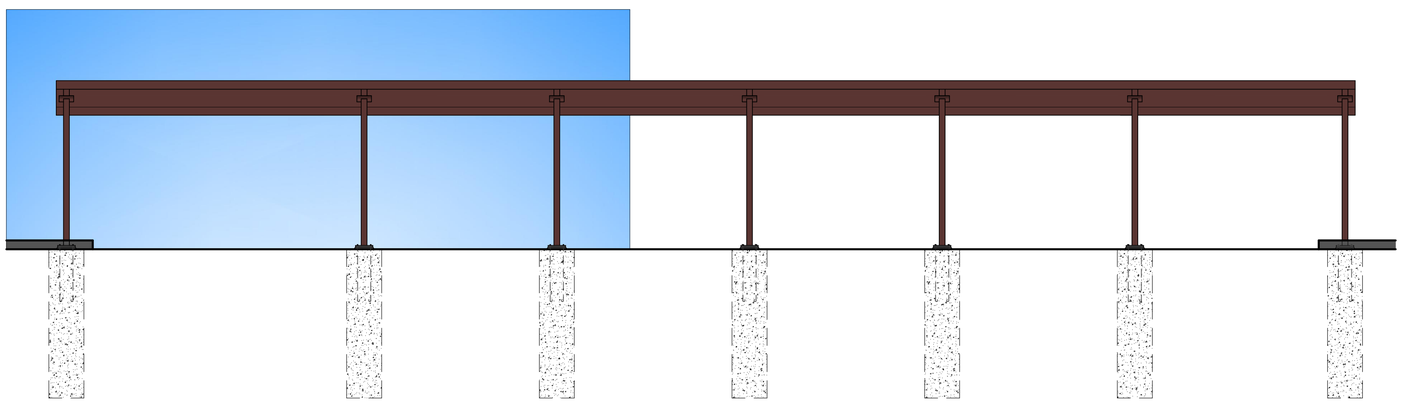
PLANNING DOCUMENTS

A5.2

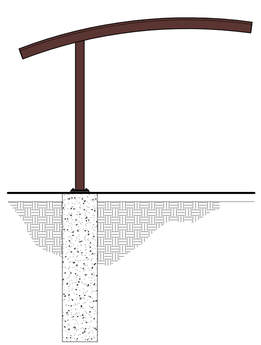
© 2018 CARISSIMI ROHRER MCMULLEN ARCHITECTS AND PLANNERS, INC.



1 TYPICAL VACUUM CANOPY COLOR PLAN VIEW
SCALE: 1/4" = 1'-0"



2 TYPICAL VACUUM CANOPY COLOR ELEVATION
SCALE: 1/4" = 1'-0"



3 TYPICAL CANOPY SIDE ELEVATION
SCALE: 1/4" = 1'-0"

CRM Architects & Planners, Inc.
Carissimi Rohrer McMullen Architects and Planners, Inc.
5800 Stanford Ranch Road #720, Rocklin CA 95765
phone: (916) 431-1500 - fax: (916) 431-1600

Quick Quack CAR WASH

REVISIONS
DATE DESCRIPTION
1
2
3
4
5
6
7
8
9
10

QUICK QUACK CAR WASH
STORE #6-055
RIVERGATE SHOPPING CENTER
RANCHO CORDOVA, CA.

TYPICAL COLOR
VACUUM CANOPY

DATE: JULY 2018
CRM PROJECT #: 1837

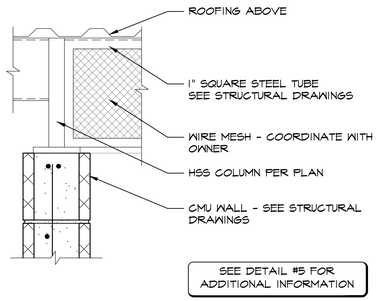
THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICES IS THE PROPERTY OF CARISSIMI ROHRER MCMULLEN ARCHITECTS AND PLANNERS, INCORPORATED AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CARISSIMI ROHRER MCMULLEN ARCHITECTS AND PLANNERS, INCORPORATED

LICENSED ARCHITECT
BRUCE MICHAEL LARGE
NO. C-29480
REN. 11/30/19
STATE OF CALIFORNIA

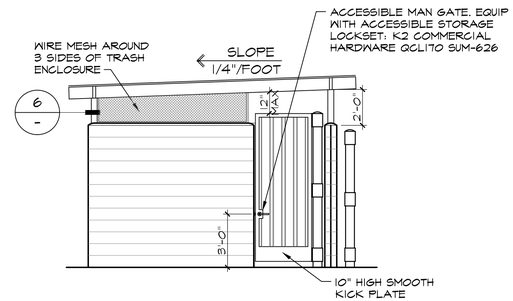
PLANNING DOCUMENTS

A5.3

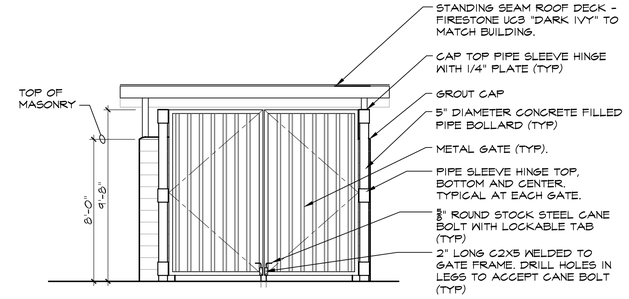
© 2018 CARISSIMI ROHRER MCMULLEN ARCHITECTS AND PLANNERS, INC.



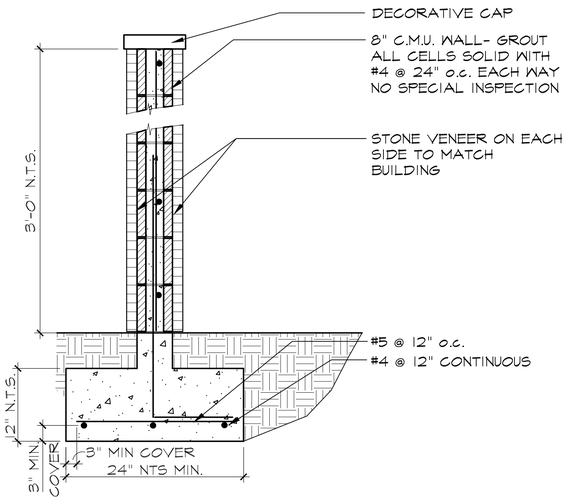
6 / - MESH DETAIL
SCALE: 1 1/2" = 1'-0"



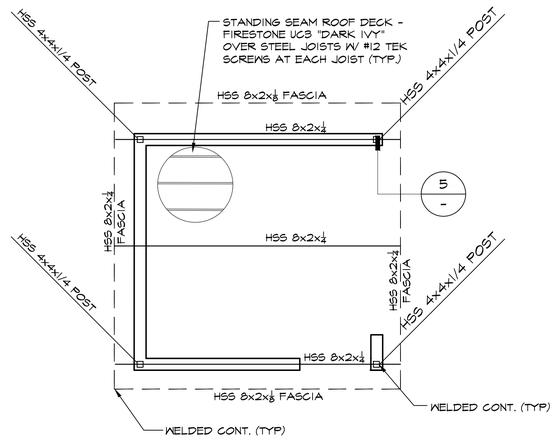
TRASH ENCLOSURE SIDE ELEVATION



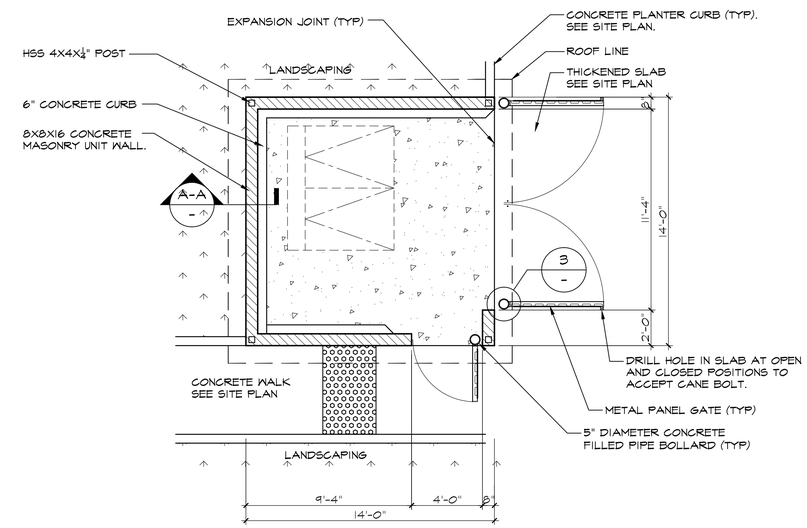
TRASH ENCLOSURE FRONT ELEVATION



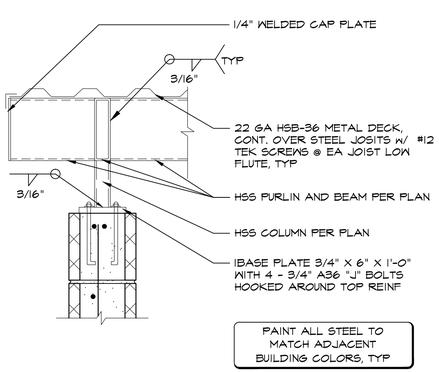
7 / - DECORATIVE WALL DETAIL
SCALE: 3/4" = 1'-0"



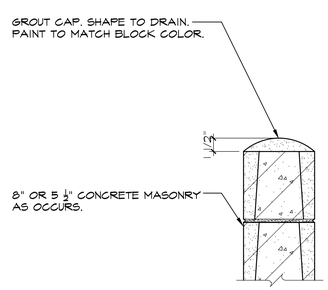
2 / - DOUBLE TRASH ENCLOSURE ROOF PLAN
SCALE: 1/4" = 1'-0"



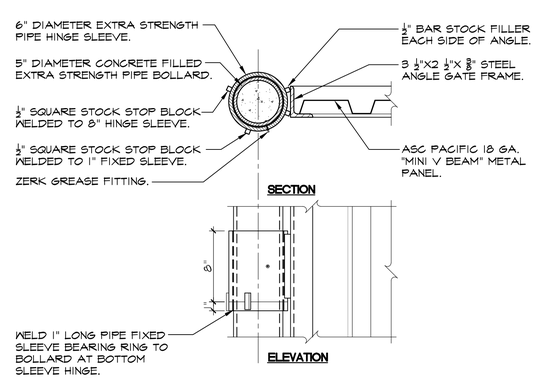
1 / - MASONRY TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



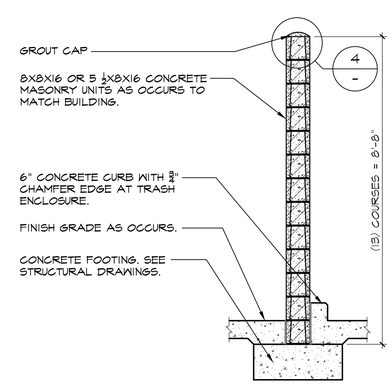
5 / - SLEEVE HINGE DETAIL
SCALE: 1 1/2" = 1'-0"



4 / - WALL CAP DETAIL
SCALE: 1 1/2" = 1'-0"



3 / - SLEEVE HINGE DETAIL
SCALE: 1 1/2" = 1'-0"



A-A / - WALL SECTION
SCALE: 1/2" = 1'-0"

CRM Architects & Planners, Inc.
Carissimi Rohrer McMullen Architects and Planners, Inc.
5800 Stanford Ranch Road #720, Rocklin CA 95765
phone: (916) 451-1500 - fax: (916) 451-1600

REVISIONS
DATE DESCRIPTION
1
2
3
4
5
6
7
8
9
10

QUICK QUACK CAR WASH
STORE #6-055
RIVERGATE SHOPPING CENTER
RANCHO CORDOVA, CA.

SITE ELEVATIONS
ENCLOSURES

DATE: JULY 2018
CRM PROJECT #: 1837

THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICES IS THE PROPERTY OF CARISSIMI ROHRER MCMULLEN ARCHITECTS AND PLANNERS, INCORPORATED AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CARISSIMI ROHRER MCMULLEN ARCHITECTS AND PLANNERS, INCORPORATED

LICENSED ARCHITECT
BRUCE MICHAEL LARGE
NO. C-29480
REN. 11/30/19
STATE OF CALIFORNIA

PLANNING DOCUMENTS

A6.0

© 2018 CARISSIMI ROHRER MCMULLEN ARCHITECTS AND PLANNERS, INC.

		Category	Timing/ Implementation	Enforcement/ Monitoring	Verification (date & Signature)
General Conditions					
1.	The approved entitlement is for a Conditional Use Permit and Minor Design Review for a 3,805 square-foot drive-through car wash. The proposal also includes parking, vacuums, lighting, and landscaping within the existing Rivergate Shopping Center, zoned Commercial Mixed Use, as described in the City Council staff report dated November 19, 2018, and **Exhibit A** with the conditions herein, for Project No. DD9808.	Project Description	On-Going	Planning	
2.	The Minor Design Review permit shall expire three years form the date of approval. Exceptions are listed in the Zoning Ordinance 23.140.100 Permit expiration.	Permit Expiration	On-Going	Planning	
3.	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	
4.	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	
5.	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	General	On-Going	Finance	

		Category	Timing/ Implementation	Enforcement/ Monitoring	Verification (date & Signature)
	balance due, in order to avoid delays in the processing of future permits or recordation of maps. Please email the Finance Department at billings@cityofranchocordova.org for the status of your account with the City.				
6.	Signage is not approved with this permit. All signage shall comply with the City of Rancho Cordova Zoning Code.	Signage	On-Going	Planning	
7.	Noise sources associated with construction, repair, remodeling, demolition, paving and/or grading of any real property must adhere to the development standards outlined within the City's Noise Element, RCMC 6.68 and RCMC 16.18.1407(F).	Construction	On-Going	Planning/ Building/Code Enforcement	
8.	In the event of the encounter of subsurface materials suspected to be of an archaeological or paleontological nature or if any human remains are found, all grading and/or excavation shall cease, the find shall be left untouched, and the City Planning Department shall be immediately notified. This requirement shall be noted on the Grading and Building Plans, prior to issuance of permits. A qualified professional archaeologist certified by the Register of Professional Archaeologists or paleontologist with a degree(s) in paleontology or geology, to evaluate and make recommendations as to disposition, mitigation and/or salvage. The recommendation shall be implemented before work may proceed.	Construction	On-going	Planning/ Building	
9.	Applicant shall be responsible for all damage to City streets associated with construction of the project and shall repair any damage as soon as possible.	Construction	On-Going	Public Works	
10.	To the extent possible the existing Sycamore tree along Zinfandel Drive shall be retained. An arborist shall be on site during any work under the tree dripline area. If the existing tree cannot be retained, the applicant shall provide mitigation per the City of Rancho Cordova Tree Ordinance.	Landscaping	On-Going	Planning/ Public Works	

		Category	Timing/ Implementation	Enforcement/ Monitoring	Verification (date & Signature)
11.	The removal and replanting of landscape not listed on the approved plan set must be consistent with RCMC 23.716.080 through 23.716.090 and reviewed by the Planning Department prior to the removal. All landscape care, maintenance, and tree pruning must adhere to RCMC 23.716.100 through 23.716.110.	Landscaping	On-Going	Planning	
Prior to Approval of Improvement Plans					
12.	Applicant shall photo-document the condition of adjacent streets, sidewalks and infrastructure to the satisfaction of the Public Works Department.	Infrastructure	Prior to Approval of Improvement Plans	Public Works	
13.	Enter into a frontage agreement and bond for construction of public improvements per the approved Public Works plans to the satisfaction of the Public Works Department.	Improvement Bond	Prior to Approval of Improvement Plans	Public Works	
14.	Incorporate full capture trash control measures into the site improvement plans in conformance with applicable County ordinances & standards, and state and federal law.	Storm Water	Prior to Approval of Improvement Plans	Public Works	
15.	The applicant shall submit an Arborist Report on the existing Sycamore tree along Zinfandel Drive. To the extent possible the tree shall be retained.	Landscaping	Prior to Approval of Improvement Plans.	Planning/ Public Works	
16.	All landscape strips, medians, etc. that contain trees shall be installed with continuous root barriers.	Improvements/ Landscaping	Prior to Approval of Improvement Plans	Public Works	
17.	A final landscape plan shall be submitted to the Planning Department in conjunction with improvement plan and or building permit submittal and approved by the Planning and Public Works Departments prior to issuance of permits and/or any installation of landscape materials RCMC 23.716.020. The final landscape planting and irrigation plan shall be prepared by a registered	Improvements/ Landscaping	Prior to Approval of Improvement Plans	Public Works/ Planning	

		Category	Timing/ Implementation	Enforcement/ Monitoring	Verification (date & Signature)
	licensed landscape architect and include the following items per RCMC 22.180.060: • Planting plan to scale that indicate slope • Irrigation Plan • Soils Test • Water Use Calculations • Irrigation Schedule				
18.	The applicant shall coordinate with Sacramento Area Sewer District on the following conditions: a. SASD requires each building on each lot with a sewer source to have a separate connection to the SASD's sewer system. If there is more than one building, then each building on that parcel shall have a separate connection to a private onsite sewer line or a separate connection to the SASD public sewer line. b. Any construction and/or modification to the public sewer system shall be required to the satisfaction of SASD. c. SASD and Regional San may require additional sewer impact fee payments in accordance with each District's Ordinances. Fees are to be paid prior to the issuance of building permits. Applicant should contact Permit Services Unit at 916-876-6100 for sewer impact fee information.	Sewer	Prior to Approval of Improvement Plans	SASD and Public Works	
19.	The applicant shall comply with the Fire conditions as follows; a. Show the design for a fire access roadway of not less than 20-feet of unobstructed width, 13-feet, 6-inches of vertical clearance, and turning radii of 25 feet inside and 50 feet outside dimension on the improvement plans. The access roadway shall extend to within 150 feet of all portions of the exterior walls of the first story of any proposed building. The use of turf-block or grass-crete or similar alternate road surfaces is not approved for installation in fire apparatus access roadways. b. Show on the plans how Fire Lanes will be marked. Fire	Fire	Prior to Approval of Improvement Plans	Sac Metro Fire District/ Public Works	

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

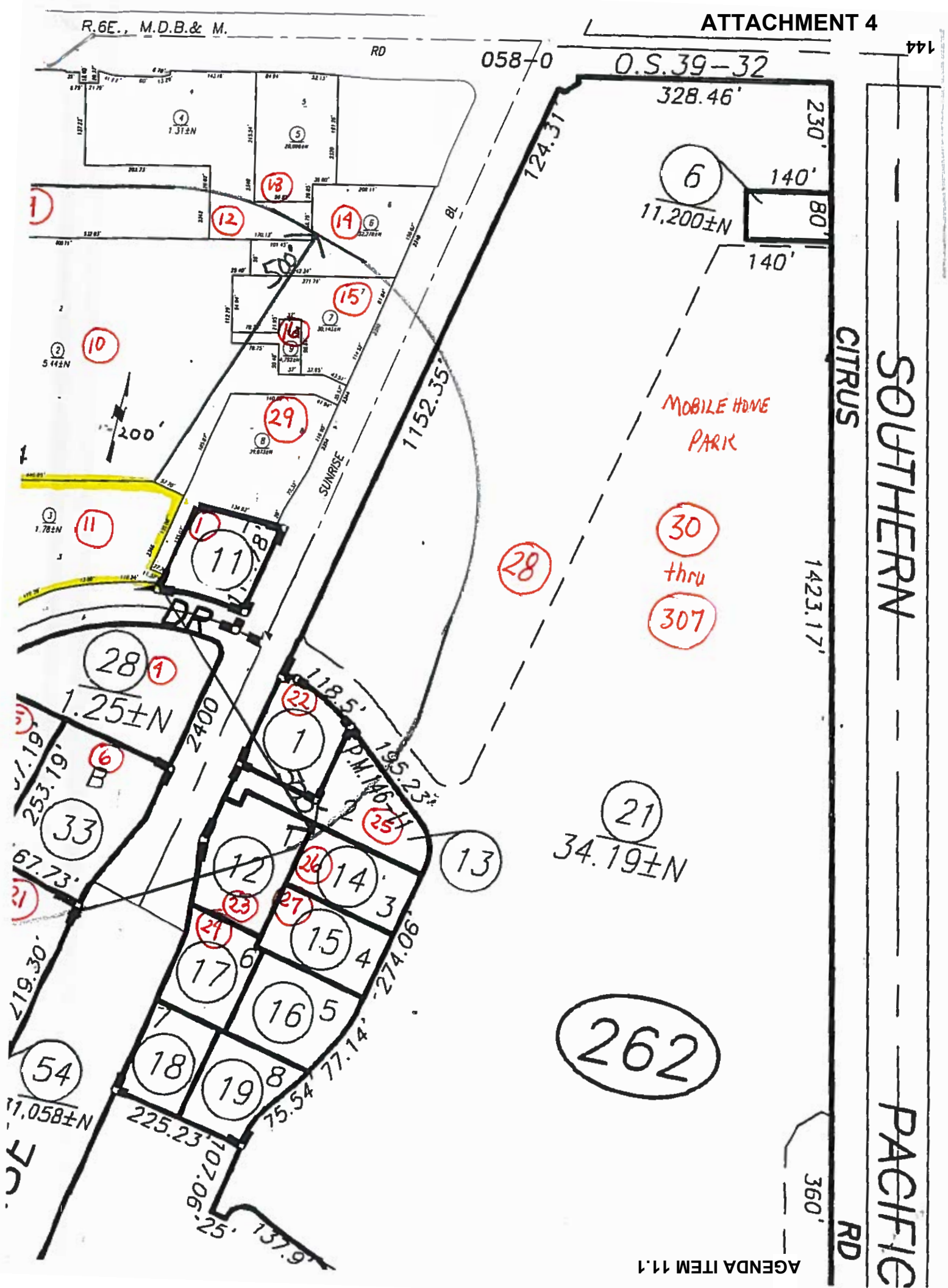
		Category	Timing/ Implementation	Enforcement/ Monitoring	Verification (date & Signature)
	(gpm) at a pressure of 20 pounds per square inch (psi) for a two-hour duration. e. Show the design for an approved fire apparatus turnaround. Fire apparatus turnaround shall conform to Sacramento Metro Fire Districts Fire Prevention Standard #3. Fire access turn-around shall be located within 50 feet of the end of the access roadway.				
Prior to Issuance of Building Permits					
20.	The buildings shall include pop-out trim around all windows and doors.	Architectural	Prior to Issuance of Building Permits	Planning	
21.	Construction plans must include all windows and final architectural element details to be reviewed and approved by the Planning Department. This includes all building fixtures, exterior lighting, walkway lighting, parking lot lighting, and street lights on the Site, Utility, Landscape, and Building Plans, prior to the issuance of any permits. The height and style of fixtures shall be shown. Energy-saving fixtures shall be used and noted on the plans and all illumination shall be installed in a manner that is glare shielded and directed away from adjacent properties and right-of-ways.	Architectural	Prior to Issuance of Building Permits	Planning	
22.	Rooftop equipment (HVAC, meters, refrigeration equipment, plumbing lines, ductwork and transformers), shall be screened from view on all sides with materials architecturally compatible with the main structure. Screening details shall be shown on the Building Plans and submitted for review and approval by the Planning Department, prior to the issuance of Building Permits and installed prior to occupancy approval.	Architectural	Prior to Issuance of Building Permits	Planning	

		Category	Timing/ Implementation	Enforcement/ Monitoring	Verification (date & Signature)
23.	Property Owner/Applicant shall participate in or provide a funding mechanism for maintenance services for the fair share of existing and all new public improvements associated with the project including, but not limited to, streets, bridges/culverts, traffic signals, traffic signs, striping and legends, ITS operations, street lights and safety lights, and public frontage and median landscape improvements. This may be accomplished through annexation to the City's Communities Facilities District No. 2008-1 (Street Lighting and Road Maintenance). All costs associated with the annexation shall be borne by the Property Owner/Applicant through payment of the annexation costs of the CFD annexation in the amount of $5,000 per annexation. Contact Elizabeth Sparkman at (916) 851-8714 with regard to the process to satisfy this condition of approval.	Funding	The annexation shall occur prior to the issuance of Building Permits	Public Works	
24.	Secure City of Rancho Cordova Public Works Department approval of final grading plans, as required by City Ordinance.	Improvements	Prior to Issuance of Building Permits	Public Works	
25.	Applicant shall complete improvement plans to the satisfaction of the Public Works Department. Improvement plans shall include, but shall not be limited to: • All onsite civil improvements. • Civil plan shall include an ADA access plan • Utility laterals. • Public improvement plans shall clearly delineate all transitions to existing improvements. • All improvements to be designed and constructed to the satisfaction of the Public Works Department.	Infrastructure	Prior to Issuance of Building Permits	Public Works	
26.	Designer shall certify that installed landscaping conforms to City water conservation landscape requirements.	Landscape	Prior to Issuance of Building Permit	Public Works	

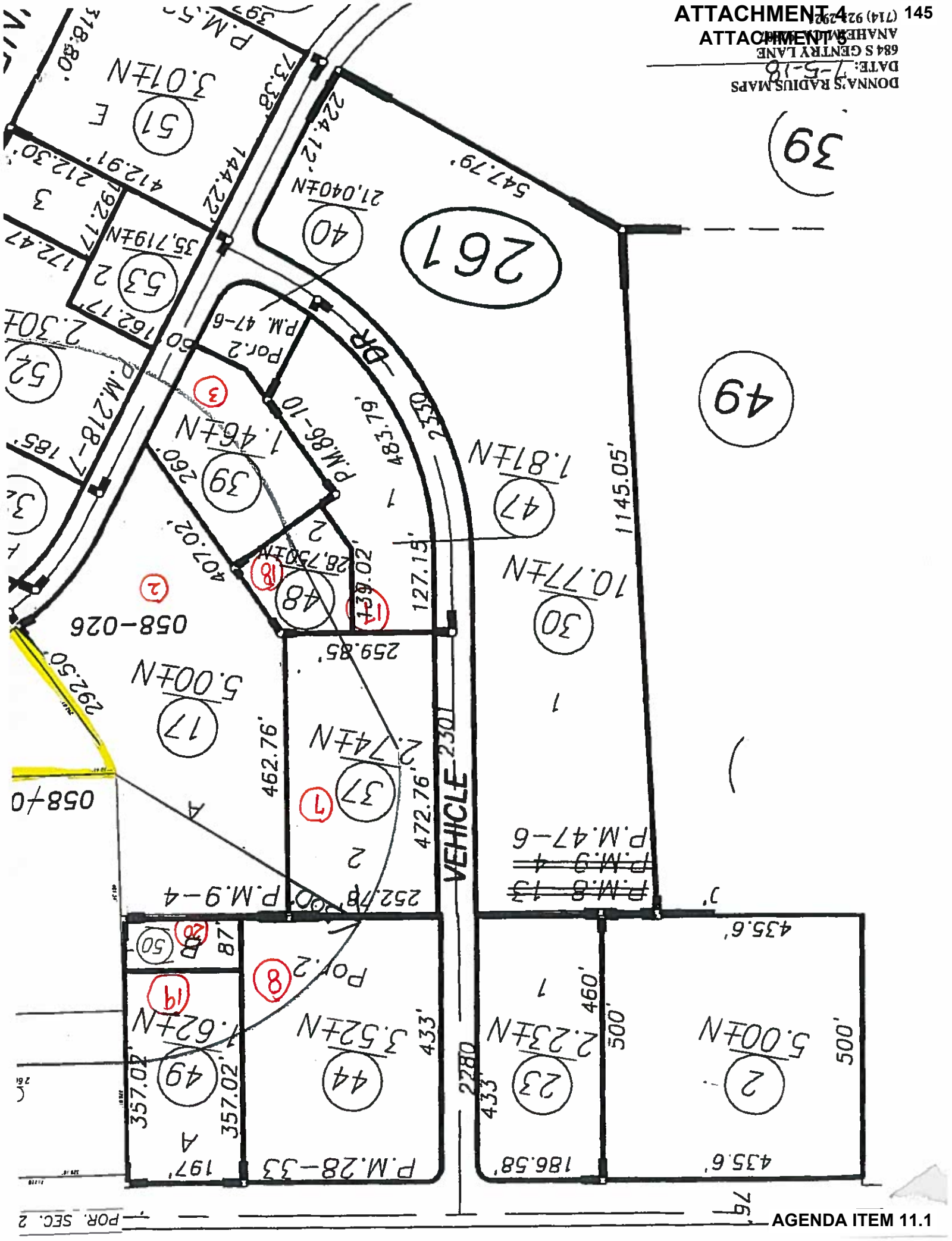
		Category	Timing/ Implementation	Enforcement/ Monitoring	Verification (date & Signature)
27.	The applicant shall comply with SMUD conditions as follows; a. SMUD has existing underground 12kV facilities along Zinfandel Dr. and western parcel boundary that will need to remain. The project will need to meet all safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation. b. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal. c. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs. d. The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.). New on-site facilities will be required to serve the proposed building. e. In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD. f. Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property. g. The applicant shall comply with SMUD siting requirements	Utility	Prior to Issuance of Building Permits	SMUD / Public Works	

		Category	Timing/ Implementation	Enforcement/ Monitoring	Verification (date & Signature)
	as stated on the SMUD.org website.				
Prior to Final inspection/Certificate of Occupancy					
28.	Install improvements per the approved Public Works plans and to the satisfaction of the Public Works Department.	Improvements	Prior to Final Building Inspection	Public Works	
29.	During and upon completion of the installation of the landscaping for the project, the project landscape architect/designer shall certify that the installed landscape complies with the approved plans. Certification shall be accomplished by completion of site visits at key installation milestones. Key milestones at a minimum shall include: rough grade, soil amendment verification, Plant material inspection, irrigation coverage test and final installation. Certification shall include signed site observation reports, photographs and documentation verifying implementation of soil report recommendations. Failure to submit complete and accurate documentation to the Planning Department	Landscape	Prior to Final inspection of the first building	Public Works	
30.	The applicant shall meet the following: Civil Site Plans and Architectural Plans shall be submitted and approved prior to Final Building Permit being issued. Fire Sprinkler and Fire Alarm plans shall be submitted prior to Final Building Permit being issued. Please note: The Sacramento Metro Fire District does not allow deferred submittals for Fire Sprinkler and/or Fire Alarm plans.	Fire	Prior to Final Building Inspection	Fire	
31.	Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the	Fire	Prior to Final Inspection/ Certificate of	Fire	

		Category	Timing/ Implementation	Enforcement/ Monitoring	Verification (date & Signature)
	numbers shall not be less than six (6) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background.		Occupancy		
32.	Upon completion of the installation of the landscaping, the designer shall certify that the landscape complies with all city water conserving landscape requirements. Certification shall be accomplished by completion of a certificate of compliance on a form approved by the Director of the City Public Works Department. Failure to submit a complete and accurate certificate of compliance will delay final approval of the project and/or discontinue water service per RCMC 22.180.090. Upon receipt of the certificate of compliance and site inspection from City staff, the landscaping performance bond will be released.	Landscaping	Prior to Final Inspection/ Certificate of Occupancy	Planning/ Public Works	
33.	As-built reproducible grading and improvement plans (1 full size and 1 half size hard copy), as well as a compact disc containing said plans in AutoCAD and pdf format, and a GIS shape file, or equivalent to the satisfaction of the City Engineer shall be submitted and approved by the Public Works Department.	Plans	Prior to final building inspection	Public Works	


R.6E., M.D.B.& M.
RD
058-0
O.S.39-32
328.46'
230'
140'
80'
140'
124.31'
BL
6
11,200±N
SOUTHERN
PACIFIC
CITRUS
RD
MOBILE HOME
PARK
30
thru
307
1423.17'
1152.35'
SUNRISE
200'
29
28
21
34.19±N
262
360'
118.5'
195.23'
P.M.146
2400
253.19'
67.73'
419.30'
274.06'
77.14'
75.54'
225.23'
107.06'
137.9'
1.25±N
1.058±N
54
33
13
DR
AGENDA ITEM 11.1

DONNA'S RADIUS MAPS
DATE: 7-5-18
684 S GENTRY LANE
ANAHEIM, CA 92807
(714) 921-2921



058-0261-011 1
PFARDRESHER ASSOCIATES LLC
4472 SHEARWATER CT
PLEASANTON CA 94566

058-0261-017 & 039 2-3
SUNRISE AUTO VILLAGE LLC
11230 GOLD EXPRESS DR
GOLD RIVER CA 95670

058-0261-028,032,033 4-6
PINEBROOK VILLAGE LLC
8022 FOLSOM AUBURN RD
FOLSOM CA 95630

058-0261-037 7
WILLIAM R BANKS TRUST B
9220 PLACER CANYON PKWY
LOOMIS CA 95650

058-0261-044,0540-001-007,009 8-16
ETHAN CONRAD
1300 NATIONAL DR #100
SACRAMENTO CA 95834

058-0261-047 17
SAL PDC LLC
604 SUTTER ST #200
FOLSOM CA 95630

058-0261-048 18
KC PROPCO LLC
6310 SAN VICENTE BLVD #250
LOS ANGELES CA 90048

058-0261-049 19
GOODWILL INDUSTRIES SAC
8001 FOLSOM BLVD #200
SACRAMENTO CA 95826

058-0261-050 20
CHOICE FOR HEARING CHILDRENS
11100 COLOMA RD
RANCHO CORDOVA CA 95670

058-0261-052 21
HELEN HILLS LP
1500 ROSECRANS AVE #500
MANHATTAN BEAC CA 90266

058-0262-001 22
RANA REAL ESTATE LLC
2207 HEDRICK CT
ROCKLIN CA 95765

058-0262-012 & 017 23-24
IN N OUT BURGERS
13502 HAMBURGER LN
BALDWIN PARK CA 91706

058-0262-013 25
BEVIER FAMILY LLC
2479 SUNRISE BLVD
RANCHO CORDOVA CA 95670

058-0262-014 26
TPC IV LLC
2481 SUNRISE BLVD #200
GOLD RIVER CA 95670

058-0262-015 27
NEAML PROPERTIES LLC
613 THALASSA CT
EL DORADO HILL CA 95762

058-0262-021 28
COUNTRY CLUB INVESTORS
9152 GREENBACK LN #3
ORANGEVALE CA 95662

058-0540-008 29
ETHAN CONRAD
5200 BUFFINGTON RD
ATLANTA GA 30349

816-0009-001 30
NAOMI RUTH VAN METER
1 NOBEL CREST LN
RANCHO CORDOVA CA 95670

816-0009-003 31
FRANCIS & JOANNE MCHUGH
3 NOBEL CREST LN
RANCHO CORDOVA CA 95670

816-0009-004 32
NADIA BIUNDO
4 NOBEL CREST LN
RANCHO CORDOVA CA 95670

816-0009-007 33
BRIAN & ANNE RUSSELL
7 NOBEL CREST LN
RANCHO CORDOVA CA 95670

816-0009-008 34
THOMAS & BRENDA THORPE
8 NOBEL CREST LN
RANCHO CORDOVA CA 95670

816-0009-009 35
VEL & SAROJ SELVAN
9 NOBEL CREST LN
RANCHO CORDOVA CA 98670

816-0009-010 36
CHARLES GARDNER
10 NOBEL CREST LN
RANCHO CORDOVA CA 95670

816-0009-011 37
BRIAN M HOSKINS
11 NOBEL CREST LN
RANCHO CORDOVA CA 95670

816-0009-012 38
DANIEL M DEANDA
12 GOLDEN INN WAY
RANCHO CORDOVA CA 95670

816-0009-014 39
KEITH FORSCHEN
14 GOLDEN INN WAY
RANCHO CORDOVA CA 95670

816-0009-015 40
HAROLD L BENSON
15 GOLDEN INN WAY
RANCHO CORDOVA CA 95670

816-0009-019 41
ROSEMARY A LAUMANN
19 GOLDEN INN WAY
RANCHO CORDOVA CA 95670

816-0009-024 42
ROBERT VANDENBURG
2558 MEADOW LARK CIR
WEST SACRAMENT CA 95691

816-0009-025 43
MARGARET AMELIA HAWK
25 GOLDEN INN WAY
RANCHO CORDOVA CA 95670

816-0009-026 44
JANE M DEMLING
26 GOLDEN INN WAY
RANCHO CORDOVA CA 95670

816-0009-027 45
JOHN & KUNIKO TIMMONS
27 GOLDEN INN WAY
RANCHO CORDOVA CA 95670

816-0009-031 46
ANGELITA CHANEY
31 GOLDEN INN WAY
GOLD RIVER CA 95670

816-0009-036 47
DAVID R COBB
36 SUNBEAM WAY
RANCHO CORDOVA CA 95670

816-0009-037 48
DONG HO
37 SUNBEAM WAY
RANCHO CORDOVA CA 95670

816-0009-038 49
ESPERANZA MORALES
38 SUNBEAM WAY
RANCHO CORDOVA CA 95670

816-0009-039 50
PAUL R AUSTIN
39 SUNBEAM WAY
RANCHO CORDOVA CA 95670

816-0009-040 51
COUNTRY CLUB INVESTORS
40 SUNBEAM WAY
RNCHO CORDOVA CA 95670

816-0009-041 52
WILFORD & CECEILIA CUSHING
41 SUNBEAM WAY
RANCHO CORDOVA CA 95670

816-0009-043 53
KAREN COREY
43 SUNBEAM WAY
RANCHO CORDOVA CA 95670

816-0009-045 54
NOELLE LOVELACE
45 SUNBEAM WAY
RANCHO CORDOVA CA 95670

816-0009-046 55
DIANE STOKER
46 SUNBEAM WAY
RANCHO CORDOVA CA 95670

816-0009-047 56
JOHN & DONNA VANADRGHEM
47 SUNBEAM WAY
RANCHO CORDOVA CA 95670

816-0009-048 57
ALEX HOLZER TRUST
48 SHERI RIDGE WAY
RANCHO CORDOVA CA 95670

816-0009-049 58
STRADLEY FAMILY TRUST
60 MT RUSHMORE PL
CLAYTON CA 94517

816-0009-050 59
LINDA PADILLA
2473 SUNRISE BLVD #50
RNCHO CORDOVA CA 95670

816-0009-053 60
THOMAS & STEPHANIE ROMANO
53 SHERI RIDGE WAY
RANCHO CORDOVA CA 95670

816-0009-055 61
PATRICIA BUSH
55 SHERI RIDGE WAY
RANCHO CORDOVA CA 95670

816-0009-056 62
MICHELLE & MATTHEW PEREZ
56 SHERI RIDGE WAY
RANCHO CORDOVA CA 95670

816-0009-057 63
EVELYN & JOSEPH YAP
57 SHERI RIDGE WAY
RANCHO CORDOVA CA 95670

816-0009-058 64
SHIRLEE ANN DANIELS
58 SHERI RIDGE WAY
RANCHO CORDOVA CA 95670

816-0009-059 65
MCADAMS TERRYLEA
59 SHERI RIDGE WAY
RANCHO CORDOVA CA 95670

816-0009-070 66
GINNY I KANG
70 SEA BREEZE WAY
RANCHO CORDOVA CA 95670

816-0009-077 67
STEVEN & SHARON DAVIS
78 WILDERNESS RD
RANCHO CORDOVA CA 95670

816-0009-079 68
COUNTRY CLUB INVESTORS
80 WILDERNESS RD
RANCHO CORDOVA CA 95670

816-0009-082 69
JANET & TOSHIKO ANDERSON
83 WILDERNESS RD
RANCHO CORDOVA CA 95670

816-0009-084 70
SHERRY JAMES
85 WILDERNESS RD
RANCHO CORDOVA CA 95670

816-0009-085 71
DENISE LEE THOMSON
86 WILDERNESS RD
RANCHO CORDOVA CA 95670

816-0009-092 72
TERRI L WATSON
93 WILDERNESS RD
RANCHO CORDOVA CA 95670

816-0009-093 73
LARRY ELMER ODBERT
94 WILDERNESS RD
RANCHO CORDOVA CA 95670

816-0009-094 74
JANICE BERRY
95 WILDERNESS RD
RANCHO CORDOVA CA 95670

816-0009-100 75
LINDA M HODGE
101 WILDERNESS RD
RANCHO CORDOVA CA 95670

816-0009-102 76
JOHN M SCHULZ
103 WILDERNESS RD
RANCHO CORDOVA CA 95670

816-0009-107 77
JUDY & JESUS GARCIA TRUST
108 WILDERNESS RD
RANCHO CORDOVA CA 95670

816-0009-108 78
MARIANNA SAUSER
109 WILDERNESS RD
RANCHO CORDOVA CA 95670

816-0009-111 79
EDWARD & RUTH EVANS
112 WILDERNESS RD
RANCHO CORDOVA CA 95670

816-0009-112 80
DEBORAH L FIELDSON
113 PALM VIEW LN
RANCHO CORDOVA CA 95670

816-0009-115 81
SHELIA GUDINO
116 FLORAL HILLS WAY
RANCHO CORDOVA CA 95670

816-0009-117 82
ALALIM BASIR
118 FLORAL HILLS WAY
RANCHO CORDOVA CA 95670

816-0009-118 83
DEBRA LYNN FRITTS
119 FLORAL HILLS WAY
RANCHO CORDOVA CA 95670

816-0009-120 84
JESSE & TONI FLINT
121 FLORAL HILLS WAY
RANCHO CORDOVA CA 95670

816-0009-121 85
DOUGLAS HENSON
122 ROYALWOOD LN
RANCHO CORDOVA CA 95670

816-0009-123 86
DEBORAH GRAVES
124 ROYALWOOD LN
RANCHO CORDOVA CA 95670

816-0009-124 87
RICK & JOE MARTINEZ
6244 ASTRONAUT LN
CITRUS HEIGHTS CA 95621

816-0009-125 88
FRED & CAROL REYNOLDS
126 ROYALWOOD LN
RANCHO CORDOVA CA 95670

816-0009-126 89
CAROL ANN MCNELLY
PO BOX 2038
FAIR OAKS CA 95628

816-0009-127 90
MICHIKO SOLOMON
128 ROYALWOOD LN
RANCHO CORDOVA CA 95670

816-0009-128 91
FRANK S BECK
129 ROYALWOOD LN
RANCHO CORDOVA CA 95670

816-0009-129 92
COUNTRY CLUB INVESTORS
PO BOX 580
ORANGEVALE CA 95662

816-0009-130 93
JUDI JACKSON
131 ROYALWOOD LN
RANCHO CORDOVA CA 95670

816-0009-131 94
SANDRA J SWEAT
132 ROYALWOOD LN
RANCHO CORDOVA CA 95670

816-0009-134 95
OSCAR ORTIZ
135 GUMTREE DR
RANCHO CORDOVA CA 95670

816-0009-136 96
YVONNE BOWERS
137 GUMTREE DR
RANCHO CORDOVA CA 95670

816-0009-138 97
BEVERLY VEAL
139 GUMTREE DR
RANCHO CORDOVA CA 95670

816-0009-140 98
ROBERT & PATRICIA CALKINS
141 GUMTREE DR
RANCHO CORDOVA CA 95670

816-0009-141 99
CHARLENE M BERNARDI
142 GUMTREE DR
RANCHO CORDOVA CA 95670

816-0009-144 100
JOE M MARTIN
145 GUMTREE DR
RANCHO CORDOVA CA 95670

816-0009-147 101
JOHN W JORDAN
148 GUMTREE DR
RANCHO CORDOVA CA 95670

816-0009-149 102
JORGE ALVARADO
150 GUMTREE DR
RANCHO CORDOVA CA 95670

816-0009-153 103
THOMAS HOOKS
154 GUMTREE DR
RANCHO CORDOVA CA 95670

816-0009-154 104
LOUIS & ANITA PEREZ
155 GUMTREE DR
RANCHO CORDOVA CA 95670

816-0009-155 105
JEAN BROMHEAD
156 GUMTREE DR
RANCHO CORDOVA CA 95670

816-0009-156 106
JEFFREY SCOTT INGRAM
157 GUMTREE DR
RANCHO CORDOVA CA 95670

816-0009-158 107
VINCENTE & ESTRELLA PIANO
159 GUMTREE DR
RANCHO CORDOVA CA 95670

816-0009-163 108
FRANK ALLEN JR TRUST
164 GUMTREE DR
RANCHO CORDOVA CA 95670

816-0009-166 109
JANIS AULICH
167 ROLLING RIVER LN
RANCHO CORDOVA CA 95670

816-0009-167 110
VELTA PRICE
168 ROLLING RIVER LN
RANCHO CORDOVA CA 95670

816-0009-169 111
COUNTRY CLUB INVESTORS
170 ROLLING RIVER LN
RANCHO CORDOVA CA 95670

816-0009-171 112
NORMA J PETRIE
172 ROLLING RIVER LN
RANCHO CORDOVA CA 95670

816-0009-174 113
JULIANNA M TACHIBANA
175 WHISPERNG PLM DR
RANCHO CORDOVA CA 95670

816-0009-177 114
DOROTHY MARTIN
178 WHISPERNG PLM DR
RANCHO CORDOVA CA 95670

816-0009-182 115
ROBERT E MODENA
640 WOODSIDE SIERRA
SACRAMENTO CA 95825

816-0009-189 116
CECIL E BREELAND
190 WHISPERING PINES
RANCHO CORDOVA CA 95670

816-0009-190 117
SHARRON FISHER
191 WHISPERING PINES
RANCHO CORDOVA CA 95670

816-0009-192 118
KENNETH & DEE TUCKER
193 WHISPERNG PLM DR
RANCHO CORDOVA CA 95670

816-0009-193 119
JAMES & ELSIE POTTER
194 WHISPERING PINES
RANCHO CORDOVA CA 95670

816-0009-195 120
SANDRA SOLE
196 WHISPERNG PINES DR
RANCHO CORDOVA CA 95670

816-0009-196 121
CHESTER D DEAN
197 WHSPRNG PINES DR
RANCHO CORDOVA CA 95670

816-0009-202 122
URSULA SIEMON
203 WHISPERNG PLM DR
RANCHO CORDOVA CA 95670

816-0009-204 123
ROGER & MARY ANDERSON
205 WHISPRG PINES DR
RANCHO CORDOVA CA 95670

816-0009-205 124
FRANK VICIULIS
206 WHISPERNG PLM DR
RANCHO CORDOVA CA 95670

816-0009-206 125
JANET POTTER
207 WHISPERING PINES DR
RANCHO CORDOVA CA 95670

816-0009-209 126
JILL ANN ISAAC
210 CLUB HOUSE DR
RANCHO CORDOVA CA 95670

816-0009-211 127
TOM & WANDA HERRMANN
212 CLUB HOUSE DR
RANCHO CORDOVA CA 95670

816-0009-212 128
RAILS UNLIMITED LLC
PO BOX 2081
FAIR OAKS CA 95628

816-0009-213 129
GIL GRACIDA
214 CLUBHOUSE DR
RANCHO CORDOVA CA 95670

816-0009-215 130
BETTY ANNE KAISER
216 CLUBHOUSE DR
RANCHO CORDOVA CA 95670

816-0009-216 131
DENETTE GROSSMAN
4821 F PKWY
SACRAMENTO CA 95823

816-0009-218 132
AMY G LAWRENCE
219 CLUB HOUSE DR
RANCHO CORDOVA CA 95670

816-0009-221 133
SONJA MOREHOUSE
222 CLUB HOUSE DR
RANCHO CORDOVA CA 95670

816-0009-225 134
WILLIAM HARRISON
226 CLUB HOUSE DR
RANCHO CORDOVA CA 95670

816-0009-227 135
SHERRY KANE
228 PALM VIEW LN
RANCHO CORDOVA CA 95670

816-0009-229 136
JAMES & KATHLEEN MCDANIEL
2312 EL MANTO DR
RANCHO CORDOVA CA 95670

816-0009-231 137
GERALDINE MIDDAUGH
232 PALM VIEW LN
RANCHO CORDOVA CA 95670

816-0009-232 138
STEPHANIE SKLOMEIT
233 PALM VIEW LN
RANCHO CORDOVA CA 95670

816-0009-235 139
MARY FRANCIS
236 PALM VIEW LN
RANCHO CORDOVA CA 95670

816-0009-238 140
JOHN J OLDHAM
239 PALM VIEW LN
RANCHO CORDOVA CA 95670

816-0009-244 141
ROBERT A BAGNOD
245 ROCKY HILLS LN
RANCHO CORDOVA CA 95670

816-0009-246 142
IRVIN L SHINN
247 ROCKY HILLS LN
RANCHO CORDOVA CA 95670

816-0009-248 143
ILSE & ROSEMARIE GRENKE
249 ROCKY HILLS LN
RANCHO CORDOVA CA 95670

816-0009-249 144
GARY & CONNIE BAILEY
250 ROCKY HILLS LN
RANCHO CORDOVA CA 95670

816-0009-250 145
LINDA L MALERBI
251 ROCKY HILLS LN
RANCHO CORDOVA CA 95670

816-0009-257 146
JOAN KOEWLER
258 ROCKY HILLS LN
RANCHO CORDOVA CA 95670

816-0009-258 147
NORMAN BILLINGTON
259 ROCKY HILLS LN
RANCHO CORDOVA CA 95670

816-0009-259 148
SHANNON PERRY
260 ROCKY HILLS LN
RANCHO CORDOVA CA 95670

816-0009-260 149
PATRICIA PRICE
261 ROCKY HILLS LN
RANCHO CORDOVA CA 95670

816-0009-262 150
ROBERT P CALLAHAN
263 ROCKY HILLS LN
RANCHO CORDOVA CA 95670

816-0009-263 151
MILLER FAMILY
264 ROCKY HILLS LN
RANCHO CORDOVA CA 95670

816-0009-268 152
JULI A BAKER
PO BOX 61
THE SEA RANCH CA 95497

816-0009-270 153
BARBARA J RISHEL
271 HERITAGE GLEN LN
RANCHO CORDOVA CA 95670

816-0009-271 154
JEROME & JOAN ZAVADA
272 HERITAGE GLEN LN
RANCHO CORDOVA CA 95670

816-0009-272 155
PATRICIA P BRANTLEY
273 HERITAGE GLEN LN
RANCHO CORDOVA CA 95670

816-0009-278 156
CLAIR B & LEILANI YOUNG
279 HERITAGE GLEN LN
RANCHO CORDOVA CA 95670

816-0009-279 157
TURE & JOAN SJODIN
280 HERITAGE GLEN LN
RANCHO CORDOVA CA 95670

816-0009-280 158
JOHN W & ANNA URBAN
281 HERITAGE GLEN LN
RANCHO CORDOVA CA 95670

816-0009-281 159
HUGO & MARTA ARRIOLA
282 HERITAGE GLEN LN
GOLD RIVER CA 95670

816-0009-282 160
BENSON & HARRIET BRAITHWAITE
2473 SUNRISE BLVD #283
RANCHO CORDOVA CA 95670

816-0009-283 161
JOSEPH & KAREN PETTIGREW
284 HERITAGE GLEN LN
RANCHO CORDOVA CA 95670

816-0009-285 162
VIRGINIA L ANGENENT
286 HERITAGE GLEN LN
RANCHO CORDOVA CA 95670

816-0009-286 163
YVONNE C SLEVIN
287 HERITAGE GLEN LN
RANCHO CORDOVA CA 95670

816-0009-287 164
GEORGE & PAULA ALPERT
288 HERITAGE LN
RANCHO CORDOVA CA 95670

816-0009-289 165
COUNTRY CLUB INVESTORS
290 SUNNY HILLS DR
RANCHO CORDOVA CA 95670

816-0009-290 166
GOLORIA J OLSEN
291 SUNNY HILLS DR
RANCHO CORDOVA CA 95670

816-0009-291 167
INDA LECAROS
292 SUNNY HILLS DR
RANCHO CORDOVA CA 95670

816-0009-292 168
ANNA PERALTA
293 SUNNY HILLS DR
RANCHO CORDOVA CA 95670

816-0009-294 169
CAROLE F STAMSON
295 SUNNY HILLS DR
RANCHO CORDOVA CA 95670

816-0009-295 170
NANCY D NELSON
PO BOX 24634
FEDERAL WAY WA 98093

816-0009-296 171
SAMUEL SMITH
297 SUNNY HILLS DR
RANCHO CORDOVA CA 95670

816-0009-300 172
CAROLYN A SPERA
301 SUNNY HILLS DR
RANCHO CORDOVA CA 95670

816-0009-303 173
KAREN VILLALDANDO
304 SUNNY HILLS DR
RANCHO CORDOVA CA 95670

816-0009-304 174
MARGARET E RILEY
305 SUNNY HILLS DR
RNCHO CORDOVA CA 95670

816-0009-306 175
VERNA ARLENE BEARD
307 SUNNY HILLS DR
RANCHO CORDOVA CA 95670

816-0009-311 176
PATRICK MORITA
312 SUNNY HILLS DR
RANCHO CORDOVA CA 95670

816-0009-312 177
WALTER & DONNA PHILIPP
313 SUNNY HILLS DR
RANCHO CORDOVA CA 95670

816-0009-313 178
RICHARD & PATRICIA HAAKMA
314 SUNNY HILLS DR
RANCHO CORDOVA CA 95670

816-0009-316 179
MARY J MCGEE
317 SUNNY HILLS DR
RANCHO CORDOVA CA 95670

816-0009-318 180
COUNTRY CLUB MOBIL
319 SUNNY HILLS RD
RANCHO CORDOVA CA 95670

816-0009-319 181
LINDA SAMPSON
PO BOX 146
FAIR OAKS CA 95628

816-0009-320 182
C SUE SHELINE
321 SUNNY HILLS DR
RANCHO CORDOVA CA 95670

816-0009-322 183
PATRICK CRITES
323 SUNNY HILLS DR
RANCHO CORDOVA CA 95670

816-0009-323 184
SUSAN KILBY
324 SIERRA VISTA DR
RANCHO CORDOVA CA 95670

816-0009-324 185
ANTHONY VENEZIO
325 SIERRA VISTA DR
RANCHO CORDOVA CA 95670

816-0009-327 186
ROBERT P DONOVAN
328 SIERRA VISTA DR
RANCHO CORDOVA CA 95670

816-0009-329 187
CINDY LOU CRAIG
330 SIERRA VISTA DR
RANCHO CORDOVA CA 95670

816-0009-331 188
WAYNE & VICKIE BARTON
332 SIERRA VISTA DR
RANCHO CORDOVA CA 95670

816-0009-333 189
BOB BOWERS
334 SIERRA VISTA DR
RANCHO CORDOVA CA 95670

816-0009-336 190
CLARA H BLANDFORD
337 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-337 191
JOYCE N CLARK
338 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-338 192
JOHN & SHIRLEY TRIER
339 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-340 193
IRIS PASQUET MCCLARY
341 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-341 194
KENNETH & JANICE NORRIS
427 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-342 195
JORGE L NIEVES
343 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-343 196
SONJA COX
344 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-344 197
DAVID & VER SALMON
345 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-345 198
KINNEY LIVING TRUST
346 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-346 199
PHYLLAS RAYBURN
347 SIERRA VISTA DR
RANCHO CORDOVA CA 95670

816-0009-352 200
LORRAINE ALMA MCINTYRE
353 SIERRA VISTA DR
RANCHO CORDOVA CA 95670

816-0009-353 201
MIRANDA BROOKS
354 SIERRA VISTA DR
RANCHO CORDOVA CA 95670

816-0009-354 202
ROBERT & PATRICIA GRAYKOWSKI
355 SIERRA VISTA DR
RANCHO CORDOVA CA 95670

816-0009-355 203
BARBARA & MAURICE HODGKINS
356 PRESTIGE LN
RANCHO CORDOVA CA 95670

816-0009-356 204
BARBARA T BOOSE
357 PRESTIGE LN
RANCHO CORDOVA CA 95670

816-0009-358 205
JULIA MAE MITCHELL
359 PRESTIGE LN
RANCHO CORDOVA CA 95670

816-0009-360 206
JAMES HOFSTAD
361 PRESTIGE LN
RANCHO CORDOVA CA 95670

816-0009-361 207
CYNTHIA WRIGHT
362 PRESTIGE LN
RANCHO CORDOVA CA 95670

816-0009-362 208
GLORIA L MOORE
363 PRESTIGE LN
RANCHO CORDOVA CA 95670

816-0009-363 209
MARY ANDERSON
364 RAVINE CIR
RANCHO CORDOVA CA 95670

816-0009-364 210
FRANK & GAYLE MADRID
365 RAVINE CIR
RANCHO CORDOVA CA 95670

816-0009-365 211
LAZARO & ELENA MARTINEZ
366 RAVINE CIR
RANCHO CORDOVA CA 95670

816-0009-366 212
HARRY GOODHEAD
6200 EAGLES NEST RD
SACRAMENTO CA 95838

816-0009-367 213
SANDY C ALEXANDER
PO BOX 888
FAIR OAKS CA 95628

816-0009-368 214
DERRILL & SHARON STURGEON
369 RAVINE CIR
RANCHO CORDOVA CA 95670

816-0009-369 215
SANDRA M BAKER
7821 MAGNOLIA AVE
FAIR OAKS CA 95628

816-0009-370 216
PATRICIA SHARRATT
371 SPREADING OAK LN
RANCHO CORDOVA CA 95670

816-0009-371 217
JOSEPH & ELEANOR DILLON
372 SPREADING OAK LN
RANCHO CORDOVA CA 95670

816-0009-372 218
CHONG A SLAUGHTER
373 SPREADING OAK LN
RANCHO CORDOVA CA 95670

816-0009-374 219
ROBERT BRISCOE
375 SPREADING OAK LN
RANCHO CORDOVA CA 95670

816-0009-376 220
MARY GRIMES
377 SPREADING OAK LN
RANCHO CORDOVA CA 95670

816-0009-378 221
JERRY & RENEE WALKER
379 SPREADING OAK LN
RANCHO CORDOVA CA 95670

816-0009-379 222
RUDOLPH & MARGARET POUCHER
380 SPREADING OAK LN
RANCHO CORDOVA CA 95670

816-0009-380 223
SCHROEDER FAMILY
381 SPREADING OAK LN
RANCHO CORDOVA CA 95670

816-0009-381 224
HOLCOMB FAMILY
382 SPREADING OAK LN
RANCHO CORDOVA CA 95670

816-0009-382 225
HIAR ALICE A
383 SPREADING OAK LN
RANCHO CORDOVA CA 95670

816-0009-383 226
GEORGE & FAYE OTTMAN
384 SPREADING OAK LN
RANCHO CORDOVA CA 95670

816-0009-385 227
JULIUS & CARLA MORACE
386 CRYSTAL VIEW LN
RANCHO CORDOVA CA 95670

816-0009-387 228
NICHOLAS & CONSTANCE HARRISON
388 CRYSTAL VIEW LN
RANCHO CORDOVA CA 95670

816-0009-389 229
DONALD & HAZEL PEREGRINA
390 CRYSTAL VIEW LN
RANCHO CORDOVA CA 95670

816-0009-390 230
JEANNE NOWOROLNIK
391 CRYSTAL VIEW LN
RANCHO CORDOVA CA 95670

816-0009-392 231
CHARLES PEACOCK
393 CRYSTAL VIEW LN
RANCHO CORDOVA CA 95670

816-0009-393 232
LINDA D MARTINEZ
394 RAVINE CIR
RANCHO CORDOVA CA 95670

816-0009-395 233
THOMAS DE MASTERS
396 RAVINE CIR
RANCHO CORDOVA CA 95670

816-0009-396 234
ARLENE BAUTISTA
397 RAVINE CIR
RANCHO CORDOVA CA 95670

816-0009-397 235
GEORGE & IRENE FERRARO
398 RAVINE CIR
RANCHO CORDOVA CA 95670

816-0009-398 236
EDWARD & MARJORIE WILLIAMS
7211 RIVER KNOLLS PL
DUBLIN OH 43016

816-0009-399 237
JANICE E KEELER
400 RAVINE CIR
RANCHO CORDOVA CA 95670

816-0009-400 238
LEO & SHARLENE GILMAN
401 RAVINE CIR
RANCHO CORDOVA CA 95670

816-0009-401 239
SANDRA SALAZAR
402 RAVINE CIR
RANCHO CORDOVA CA 95670

816-0009-402 240
LARRY & KATHY ASPLUND
403 RAVINE CIR
RANCHO CORDOVA CA 95670

816-0009-403 241
AUNE FAMILY TRUST
404 RAVINE CIR
RANCHO CORDOVA CA 95670

816-0009-404 242
JAMES & JOHANNA MITCHELL
405 RAVINE CIR
RANCHO CORDOVA CA 95670

816-0009-406 243
BETTE BALEFSKE
407 RAVINE CIR
RANCHO CORDOVA CA 95670

816-0009-408 244
MARY L BREHRENDT
409 RAVINE CIR
RANCHO CORDOVA CA 95670

816-0009-409 245
LOUIS S CHADARIS
410 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-410 246
GENE E MOODY
411 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-411 247
SHARON & DEBBIE PALMER
412 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-412 248
JOAN BUSH
413 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-413 249
JERRY & MARY CHRISTIE
414 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-414 250
CHERYL CASS
415 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-415 251
MARY HELEN JACKSON
416 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-416 252
JERALD & MAUDEEN DROBESH
417 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-417 253
MARGARET & ILONA HARVEY
418 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-418 254
HAROLD & JUNE MEROWITZ
419 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-419 255
KARL A WORLEY
420 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-420 256
WILLIAM & JANE DEPEW
421 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-421 257
BRENDA BATCHELOR
442 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-422 258
JOAN E SIMMS
423 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-423 259
BETTY L STOREY TRUST
424 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-424 260
DOROTHY J HALL
5675 VALLEY OAKS CT
PLACERVILLE CA 95667

816-0009-425 261
JERRY & DEBORAH HARRIS
426 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-426 262
STEVE ALEXANDER
427 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-427 263
DOUGLAS W FULLER
428 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-428 264
COUNTRY CLUB MOBILE
PO BOX 580
ORANGEVALE CA 95662

816-0009-429 265
MARILYN E BOWLEY
430 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-430 266
LUCY ZICOVICH
431 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-431 267
JUANITA FRANZEN
432 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-432 268
GARRY R PALMER
433 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-433 269
MIKE & EMMA VELASQUEZ
434 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-434 270
SYLVIA DAUGHTERY
435 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-435 271
CHARLOTTE ANN DOOLITTLE
436 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-436 272
DONALD & ELAINE PRANGE
437 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-437 273
BARBARA BURGESS
438 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-439 274
LENERED M GAYLORD
440 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-440 275
DAROLD NEIL ALLEN
441 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-441 276
DAVID & DEBORAH DIETZEL
442 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-442 277
DIANA BROCK
443 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-443 278
DARMAN & LENORA JONES
444 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-444 279
LAWRENCE TRUST
3439 LYNNE WAY
SACRAMENTO CA 95821

816-0009-445 280
MARGUERITE & ROBERT MASON
446 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-446 281
JOHN KALAFATICH
447 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-447 282
LINDA & WILLIAM DEVERE
448 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-448 283
FRANK & LAURA I SOUZA
449 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-449 284
FRANK & LOIS HITCHCOCK
450 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-450 285
JAMES & DIANA CRAWFORD
451 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-451 286
ALICE C MACIAS
452 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-452 287
JOHNSTON TRUST
453 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-453 288
JAMES & MARTI MCKENNAN
454 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-454 289
THEADORE & BONNIE WARD
455 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-455 290
RICHARD & CAROL PIPER
456 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-456 291
BRIAN MACADAM
457 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-457 292
DEBORAH A JONES
458 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-458 293
STACIE B LAWTON
459 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-459 294
FRED VAUGHT
PO BOX 811
FOLSOM CA 95763

816-0009-460 295
MAX & JOYCE PEGG
461 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-461 296
EILEEN ANDERSEN
462 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-462 297
RONALD N MCCAMPBELL
463 PRESTIGE LN
RANCHO CORDOVA CA 95670

816-0009-463 298
JEFF & ISREAL KIM
464 PRESTIGE LN
RANCHO CORDOVA CA 95670

816-0009-464 299
JERE VOORHEES
361 PRESTIGE LN
RANCHO CORDOVA CA 95670

816-0009-465 300
STINE MCCOY
466 PRESTIGE LN
RANCHO CORDOVA CA 95670

816-0009-466 301
LILES MARIAN
467 PRESTIGE LN
RANCHO CORDOVA CA 95670

816-0009-467 302
BRADLEY W BREMER
468 PRESTIGE LN
RANCHO CORDOVA CA 95670

816-0009-469 303
RAFAEL RIVIERA & ELBA PRADO
470 PRESTIGE LN
RANCHO CORDOVA CA 95670

816-0009-470 304
STEPHEN JOHN KEMMLER
185 WOODVIEW DR
FOLSOM CA 95630

816-0009-471 305
ROBERT & DEBRA FOX
472 OLEANDER VIEW WAY
RANCHO CORDOVA CA 95670

816-0009-474 306
CHARLES & HOLLY WARE
475 OLEANDER VIEW WAY
RANCHO CORDOVA CA 95670

816-0009-476 307
WILLIAM R BATCHELOR
477 OLEANDER VIEW WAY
RANCHO CORDOVA CA 95670

QUICK QUACK CAR WASH
ATTN: SUSIE BURKART-SMITH
1380 LEAD HILL BLVD #260
ROSEVILLE CA 95661

CRISSIMI ROHRER MCMULLEN
ATTN: BRIAN FIRENZE
5800 STANFORD RANCH RD #720
ROCKLIN CA 95765

058-0261-011 1
OCCUPANT
2358 SUNRISE BLVD
RANCHO CORDOVA CA 95670

058-0261-017 2
OCCUPANT
1940 ZINFANDEL DR #A
RANCHO CORDOVA CA 95670

058-0261-017 2
OCCUPANT
1940 ZINFANDEL DR #B
RANCHO CORDOVA CA 95670

058-0261-017 2
OCCUPANT
1940 ZINFANDEL DR #C
RANCHO CORDOVA CA 95670

058-0261-017 2
OCCUPANT
1940 ZINFANDEL DR #D
RANCHO CORDOVA CA 95670

058-0261-017 2
OCCUPANT
1940 ZINFANDEL DR #E
RANCHO CORDOVA CA 95670

058-0261-017 2
OCCUPANT
1940 ZINFANDEL DR #C1
RANCHO CORDOVA CA 95670

058-0261-017 2
OCCUPANT
1940 ZINFANDEL DR #C2
RANCHO CORDOVA CA 95670

058-0261-017 2
OCCUPANT
1940 ZINFANDEL DR #C3
RANCHO CORDOVA CA 95670

058-0261-017 2
OCCUPANT
1940 ZINFANDEL DR #C4
RANCHO CORDOVA CA 95670

058-0261-017 2
OCCUPANT
1940 ZINFANDEL DR #C5
RANCHO CORDOVA CA 95670

058-0261-017 2
OCCUPANT
1940 ZINFANDEL DR #C6
RANCHO CORDOVA CA 95670

058-0261-017 2
OCCUPANT
1940 ZINFANDEL DR #C7
RANCHO CORDOVA CA 95670

058-0261-017 2
OCCUPANT
1940 ZINFANDEL DR #F1
RANCHO CORDOVA CA 95670

058-0261-017 2
OCCUPANT
1940 ZINFANDEL DR #F2
RANCHO CORDOVA CA 95670

058-0261-017 2
OCCUPANT
1940 ZINFANDEL DR #F3
RANCHO CORDOVA CA 95670

058-0261-017 2
OCCUPANT
1940 ZINFANDEL DR #F4
RANCHO CORDOVA CA 95670

058-0261-017 2
OCCUPANT
1940 ZINFANDEL DR #H1
RANCHO CORDOVA CA 95670

058-0261-017 2
OCCUPANT
1940 ZINFANDEL DR #H2
RANCHO CORDOVA CA 95670

058-0261-017 2
OCCUPANT
1940 ZINFANDEL DR #I
RANCHO CORDOVA CA 95670

058-0261-017 2
OCCUPANT
1940 ZINFANDEL DR #J
RANCHO CORDOVA CA 95670

058-0261-017 2
OCCUPANT
1940 ZINFANDEL DR #K
RANCHO CORDOVA CA 95670

058-0261-017 2
OCCUPANT
1940 ZINFANDEL DR #L
RANCHO CORDOVA CA 95670

058-0261-017 2
OCCUPANT
1940 ZINFANDEL DR #M
RANCHO CORDOVA CA 95670

058-0261-017 2
OCCUPANT
1940 ZINFANDEL DR #N
RANCHO CORDOVA CA 95670

058-0261-017 2
OCCUPANT
1940 ZINFANDEL DR #O
RANCHO CORDOVA CA 95670

058-0261-017 2
OCCUPANT
1940 ZINFANDEL DR #P
RANCHO CORDOVA CA 95670

058-0261-017 2
OCCUPANT
1940 ZINFANDEL DR #Q
RANCHO CORDOVA CA 95670

058-0261-039 3
OCCUPANT
1950 ZINFANDEL DR
RANCHO CORDOVA CA 95670

058-0261-028 4
OCCUPANT
2400 SUNRISE BLVD
RANCHO CORDOVA CA 95670

058-0261-032 5
OCCUPANT
1931 ZINFANDEL DR
RANCHO CORDOVA CA 95670

058-0261-033 6
OCCUPANT
2474 SUNRISE BLVD
RANCHO CORDOVA CA 95670

058-0261-037 7
OCCUPANT
2301 VEHICLE DR #I2
RANCHO CORDOVA CA 95670

058-0261-037 7
OCCUPANT
2301 VEHICLE DR #J1
RANCHO CORDOVA CA 95670

058-0261-037 7
OCCUPANT
2301 VEHICLE DR #A
RANCHO CORDOVA CA 95670

058-0261-037 7
OCCUPANT
2301 VEHICLE DR #B
RANCHO CORDOVA CA 95670

058-0261-037 7
OCCUPANT
2301 VEHICLE DR #C
RANCHO CORDOVA CA 95670

058-0261-037 7
OCCUPANT
2301 VEHICLE DR #D
RANCHO CORDOVA CA 95670

058-0261-037 7
OCCUPANT
2301 VEHICLE DR #E
RANCHO CORDOVA CA 95670

058-0261-037 7
OCCUPANT
2301 VEHICLE DR #F
RANCHO CORDOVA CA 95670

058-0261-037 7
OCCUPANT
2301 VEHICLE DR #G
RANCHO CORDOVA CA 95670

058-0261-037 7
OCCUPANT
2301 VEHICLE DR #H
RANCHO CORDOVA CA 95670

058-0261-037 7
OCCUPANT
2301 VEHICLE DR #I
RANCHO CORDOVA CA 95670

058-0261-037 7
OCCUPANT
2301 VEHICLE DR #J
RANCHO CORDOVA CA 95670

058-0261-044 8
OCCUPANT
11082 COLOMA RD #1
RANCHO CORDOVA CA 95670

058-0261-044 8
OCCUPANT
11082 COLOMA RD #2
RANCHO CORDOVA CA 95670

058-0261-044 8
OCCUPANT
11082 COLOMA RD #3
RANCHO CORDOVA CA 95670

058-0261-044 8
OCCUPANT
11082 COLOMA RD #4
RANCHO CORDOVA CA 95670

058-0261-044 8
OCCUPANT
11082 COLOMA RD #5
RANCHO CORDOVA CA 95670

058-0261-044 8
OCCUPANT
11082 COLOMA RD #6
RANCHO CORDOVA CA 95670

058-0261-044 8
OCCUPANT
11082 COLOMA RD #7
RANCHO CORDOVA CA 95670

058-0261-044 8
OCCUPANT
11082 COLOMA RD #8
RANCHO CORDOVA CA 95670

058-0261-044 8
OCCUPANT
11082 COLOMA RD #9
RANCHO CORDOVA CA 95670

058-0261-044 8
OCCUPANT
11082 COLOMA RD #10
RANCHO CORDOVA CA 95670

058-0261-044 8
OCCUPANT
11076 COLOMA RD #1
RANCHO CORDOVA CA 95670

058-0261-044 8
OCCUPANT
11076 COLOMA RD #2
RANCHO CORDOVA CA 95670

058-0261-044 8
OCCUPANT
11076 COLOMA RD #3
RANCHO CORDOVA CA 95670

058-0261-044 8
OCCUPANT
11076 COLOMA RD #4
RANCHO CORDOVA CA 95670

058-0261-044 8
OCCUPANT
11076 COLOMA RD #5
RANCHO CORDOVA CA 95670

058-0261-044 8
OCCUPANT
11076 COLOMA RD #6
RANCHO CORDOVA CA 95670

058-0261-044 8
OCCUPANT
11076 COLOMA RD #7
RANCHO CORDOVA CA 95670

058-0540-001 9
OCCUPANT
2342 SUNRISE BLVD #30
RANCHO CORDOVA CA 95670

058-0540-001 9
OCCUPANT
2342 SUNRISE BLVD #31
RANCHO CORDOVA CA 95670

058-0540-001 9
OCCUPANT
2342 SUNRISE BLVD #32
RANCHO CORDOVA CA 95670

058-0540-001 9
OCCUPANT
2342 SUNRISE BLVD #33
RANCHO CORDOVA CA 95670

058-0540-001 9
OCCUPANT
2342 SUNRISE BLVD #34
RANCHO CORDOVA CA 95670

058-0540-001 9
OCCUPANT
2342 SUNRISE BLVD #35
RANCHO CORDOVA CA 95670

058-0540-001 9
OCCUPANT
2342 SUNRISE BLVD #36
RANCHO CORDOVA CA 95670

058-0540-001 9
OCCUPANT
2342 SUNRISE BLVD #37
RANCHO CORDOVA CA 95670

058-0540-001 9
OCCUPANT
2342 SUNRISE BLVD #38
RANCHO CORDOVA CA 95670

058-0540-001 9
OCCUPANT
11110 COLOMA RD #40
RANCHO CORDOVA CA 95670

058-0540-001 9
OCCUPANT
11110 COLOMA RD #42
RANCHO CORDOVA CA 95670

058-0540-001 9
OCCUPANT
11110 COLOMA RD #43
RANCHO CORDOVA CA 95670

058-0540-001 9
OCCUPANT
11110 COLOMA RD #44
RANCHO CORDOVA CA 95670

058-0540-001 9
OCCUPANT
11110 COLOMA RD #45
RANCHO CORDOVA CA 95670

058-0540-001 9
OCCUPANT
11110 COLOMA RD #46
RANCHO CORDOVA CA 95670

058-0540-002 10
OCCUPANT
2344 SUNRISE BLVD
RANCHO CORDOVA CA 95670

058-0540-003 11
OCCUPANT
2346 SUNRISE BLVD
RANCHO CORDOVA CA 95670

058-0540-004 12
OCCUPANT
2340 SUNRISE BLVD #13
RANCHO CORDOVA CA 95670

058-0540-004 12
OCCUPANT
2340 SUNRISE BLVD #14
RANCHO CORDOVA CA 95670

058-0540-004 12
OCCUPANT
2340 SUNRISE BLVD #15
RANCHO CORDOVA CA 95670

058-0540-004 12
OCCUPANT
2340 SUNRISE BLVD #16
RANCHO CORDOVA CA 95670

058-0540-004 12
OCCUPANT
2340 SUNRISE BLVD #17
RANCHO CORDOVA CA 95670

058-0540-004 12
OCCUPANT
2340 SUNRISE BLVD #18
RANCHO CORDOVA CA 95670

058-0540-004 12
OCCUPANT
2340 SUNRISE BLVD #19
RANCHO CORDOVA CA 95670

058-0540-004 12
OCCUPANT
2340 SUNRISE BLVD #20
RANCHO CORDOVA CA 95670

058-0540-004 12
OCCUPANT
2340 SUNRISE BLVD #21
RANCHO CORDOVA CA 95670

058-0540-004 12
OCCUPANT
2340 SUNRISE BLVD #22
RANCHO CORDOVA CA 95670

058-0540-004 12
OCCUPANT
2340 SUNRISE BLVD #24
RANCHO CORDOVA CA 95670

058-0540-004 12
OCCUPANT
2340 SUNRISE BLVD #25
RANCHO CORDOVA CA 95670

058-0540-005 13
OCCUPANT
2320 SUNRISE BLVD
RANCHO CORDOVA CA 95670

058-0540-006 14
OCCUPANT
2310 SUNRISE BLVD
RANCHO CORDOVA CA 95670

058-0540-006 14
OCCUPANT
2300 SUNRISE BLVD #1
RANCHO CORDOVA CA 95670

058-0540-006 14
OCCUPANT
2300 SUNRISE BLVD #2
RANCHO CORDOVA CA 95670

058-0540-006 14
OCCUPANT
2300 SUNRISE BLVD #3
RANCHO CORDOVA CA 95670

058-0540-006 14
OCCUPANT
2300 SUNRISE BLVD #4
RANCHO CORDOVA CA 95670

058-0540-006 14
OCCUPANT
2300 SUNRISE BLVD #5
RANCHO CORDOVA CA 95670

058-0540-006 14
OCCUPANT
2300 SUNRISE BLVD #6
RANCHO CORDOVA CA 95670

058-0540-006 14
OCCUPANT
2300 SUNRISE BLVD #7
RANCHO CORDOVA CA 95670

058-0540-007 15
OCCUPANT
2350 SUNRISE BLVD #1
RANCHO CORDOVA CA 95670

058-0540-007 15
OCCUPANT
2350 SUNRISE BLVD #2
RANCHO CORDOVA CA 95670

058-0540-007 15
OCCUPANT
2350 SUNRISE BLVD #3
RANCHO CORDOVA CA 95670

058-0540-009 16
OCCUPANT
2348 SUNRISE BLVD
RANCHO CORDOVA CA 95670

058-0261-047 17
ATTN: RESIDENTS
2341 VEHICLE DR
RANCHO CORDOVA CA 95670

058-0261-048 18
OCCUPANT
2329 VEHICLE DR
RANCHO CORDOVA CA 95670

058-0261-049 19
OCCUPANT
11092 COLOMA RD
RANCHO CORDOVA CA 95670

058-0261-052 21
OCCUPANT
1941 ZINFANDEL DR
RANCHO CORDOVA CA 95670

058-0261-052 21
OCCUPANT
1945 ZINFANDEL DR
RANCHO CORDOVA CA 95670

058-0261-052 21
OCCUPANT
1947 ZINFANDEL DR
RANCHO CORDOVA CA 95670

058-0261-052 21
OCCUPANT
1949 ZINFANDEL DR
RANCHO CORDOVA CA 95670

058-0261-052 21
OCCUPANT
1951 ZINFANDEL DR
RANCHO CORDOVA CA 95670

058-0262-001 22
OCCUPANT
2401 SUNRISE BLVD
RANCHO CORDOVA CA 95670

058-0262-012 23
OCCUPANT
2475 SUNRISE BLVD
RANCHO CORDOVA CA 95670

058-0262-015 27
OCCUPANT
2483 SUNRISE BLVD
RANCHO CORDOVA CA 95670

058-0262-015 27
OCCUPANT
2485 SUNRISE BLVD
RANCHO CORDOVA CA 95670

058-0262-021 28
OCCUPANT
2473 SUNRISE BLVD
RANCHO CORDOVA CA 95670

058-0540-008 29
OCCUPANT
2354 SUNRISE BLVD
RANCHO CORDOVA CA 95670

816-0009-024 42
OCCUPANT
24 GOLDEN INN WAY
RANCHO CORDOVA CA 95670

816-0009-048 57
OCCUPANT
2473 SUNRISE BLVD
RANCHO CORDOVA CA 95670

816-0009-049 58
OCCUPANT
49 SHERI RIDGE WAY
RANCHO CORDOVA CA 95670

816-0009-050 59
OCCUPANT
2473 SUNRISE BLVD
RANCHO CORDOVA CA 95670

816-0009-085 71
OCCUPANT
2473 SUNRISE BLVD
RANCHO CORDOVA CA 95670

816-0009-124 87
OCCUPANT
125 ROYALWOOD LN
RANCHO CORDOVA CA 95670

816-0009-126 89
OCCUPANT
127 ROYALWOOD LN
RANCHO CORDOVA CA 95670

816-0009-129 92
OCCUPANT
130 ROYALWOOD LN
RANCHO CORDOVA CA 95670

816-0009-182 115
OCCUPANT
183 WHISPERING PINES DR
RANCHO CORDOVA CA 95670

816-0009-212 128
OCCUPANT
213 CLUB HOUSE DR
RANCHO CORDOVA CA 95670

816-0009-216 131
OCCUPANT
217 CLUB HOUSE DR
RANCHO CORDOVA CA 95670

816-0009-229 136
OCCUPANT
230 PALM VIEW LN
RANCHO CORDOVA CA 95670

816-0009-268 152
OCCUPANT
269 HERITAGE GLEN LN
RANCHO CORDOVA CA 95670

816-0009-282 160
OCCUPANT
283 HERITAGE GLEN LN
RANCHO CORDOVA CA 95670

816-0009-295 170
OCCUPANT
296 SUNNY HILLS DR
RANCHO CORDOVA CA 95670

816-0009-319 181
OCCUPANT
320 SUNNY HILLS DR
RANCHO CORDOVA CA 95670

816-0009-366 212
OCCUPANT
367 RAVINE CIR
RANCHO CORDOVA CA 95670

816-0009-367 213
OCCUPANT
368 RAVINE CIR
RANCHO CORDOVA CA 95670

816-0009-369 215
OCCUPANT
370 RAVINE CIR
RANCHO CORDOVA CA 95670

816-0009-398 236
OCCUPANT
399 RAVINE CIR
RANCHO CORDOVA CA 95670

816-0009-424 260
OCCUPANT
425 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-428 264
OCCUPANT
429 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-444 279
OCCUPANT
445 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-459 294
OCCUPANT
460 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-470 304
OCCUPANT
471 OLEANDER VIEW WAY
RANCHO CORDOVA CA 95670

SACRAMENTO SANITATION DISTRICT
10060 GOETHE ROAD
SACRAMENTO CA 95827

SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT
10060 GOETHE ROAD
SACRAMENTO CA 95827

SACRAMENTO COUNTY WATER AGENCY
10151 FLORIN ROAD
SACRAMENTO CA 95829

PG&E
2730 GATEWAY OAKS DRIVE
SACRAMENTO CA 95833

PG&E
343 SACRAMENTO STREET
AUBURN CA 95603

SMUD
6301 S STREET MS B304
SACRAMENTO CA 95817

SMUD
6301 S STREET MS B304
SACRAMENTO CA 95817

SMUD
6301 S STREET MS B404
SACRAMENTO CA 95817

SACRAMENTO METROPOLITAN FIRE
10545 ARMSTRONG AVE STE 310
MATHER CA 95655

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

GOLDEN STATE WATER COMPANY
3005 GOLD CANL DR
RANCHO CORDOVA CA 95670

CITY OF RANCHO CORDOVA
2729 PROSPECT PARK DR
RANCHO CORDOVA CA 95670

Rivergate Quick Quack Car Wash

Rancho Cordova City Council

June Cowles, Senior Planner

November 19, 2018

a fresh take.
RANCHO CORDOVA
CALIFORNIA

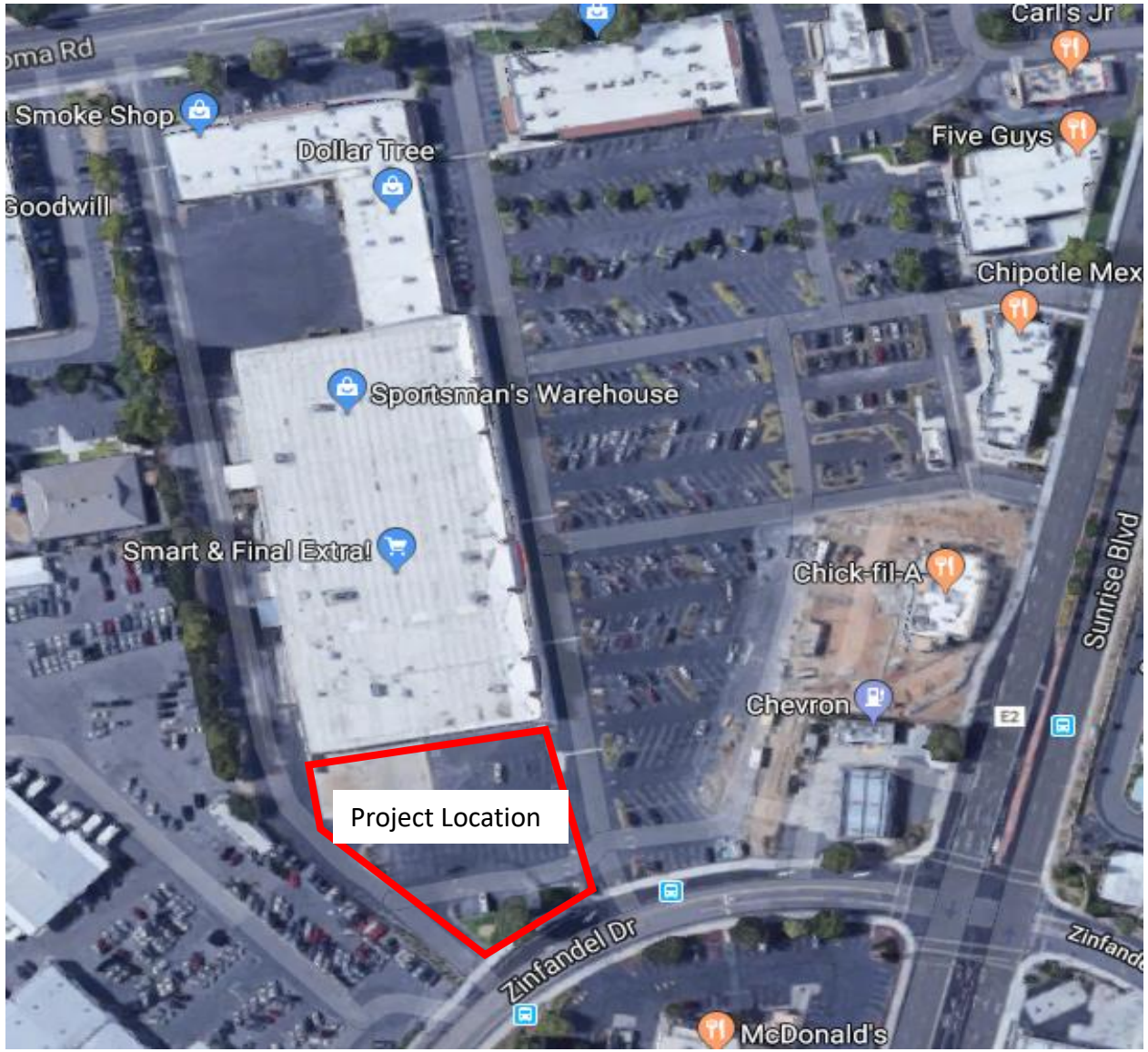
Project Request

Applicant is requesting a Minor Design Review and Conditional Use Permit for the following;

- A 3,805 square-foot drive through car wash building with parking, vacuums, lighting, and landscaping.

Rivergate Shopping Center

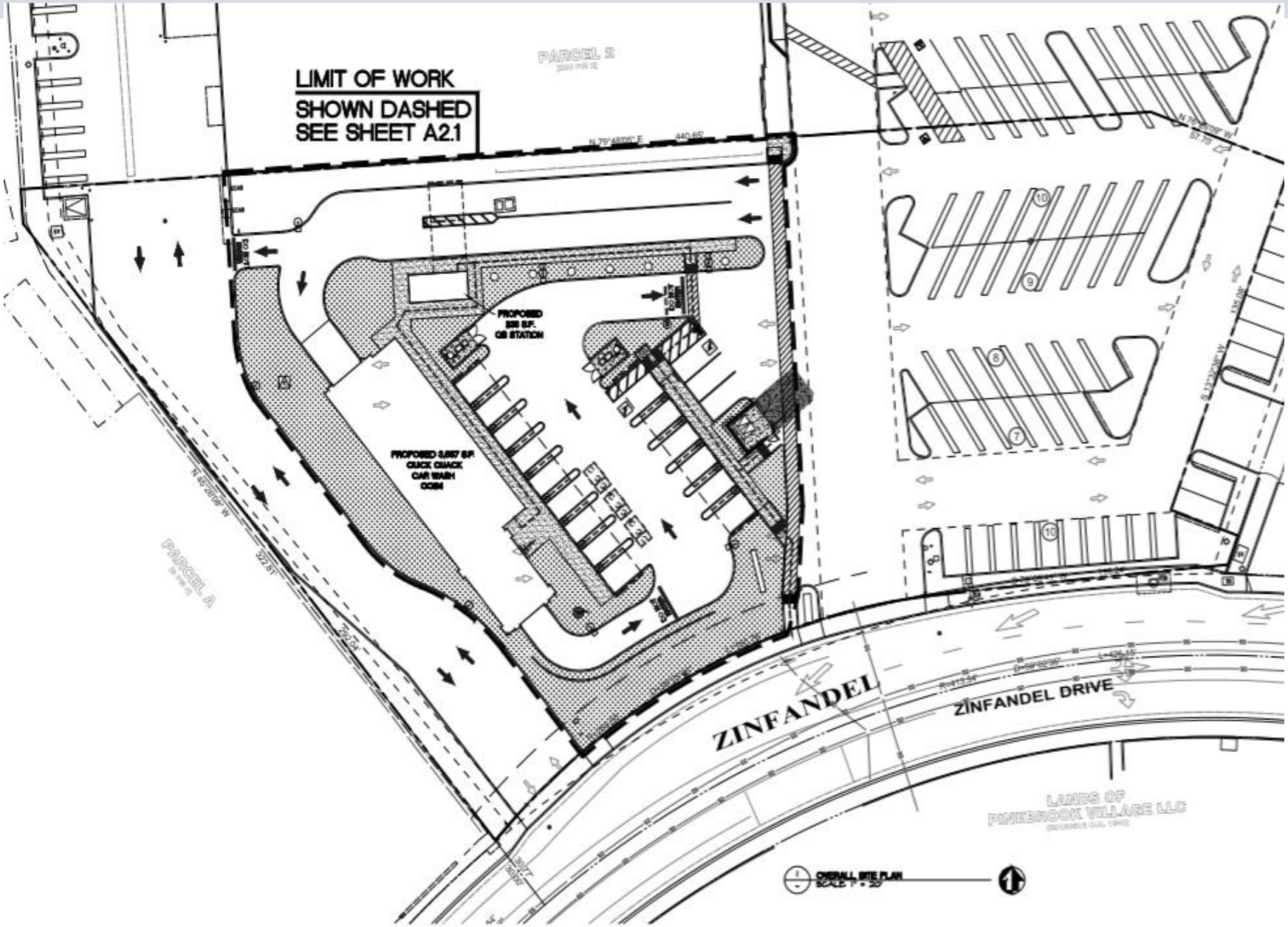
ATTACHMENT 5



Quick Quack Car Wash Site

Proposed Site Plan

ATTACHMENT 5

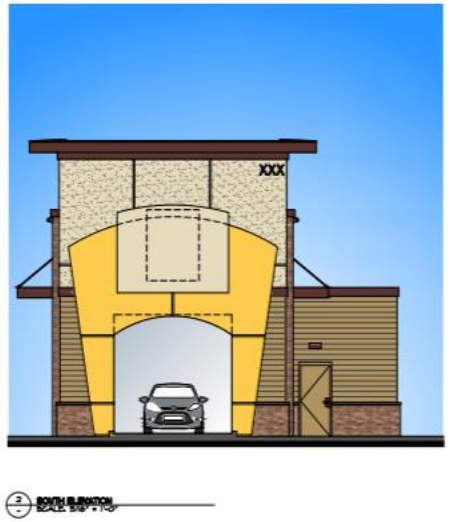


Proposed Elevations

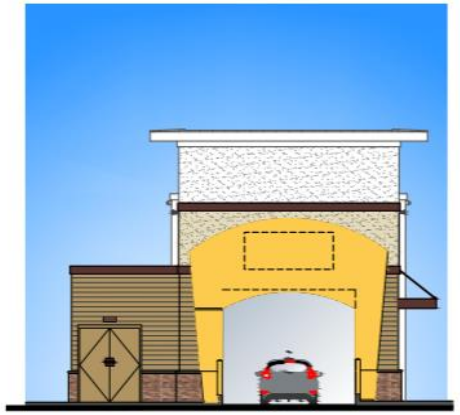
ATTACHMENT 5

West Elevation

East Elevation

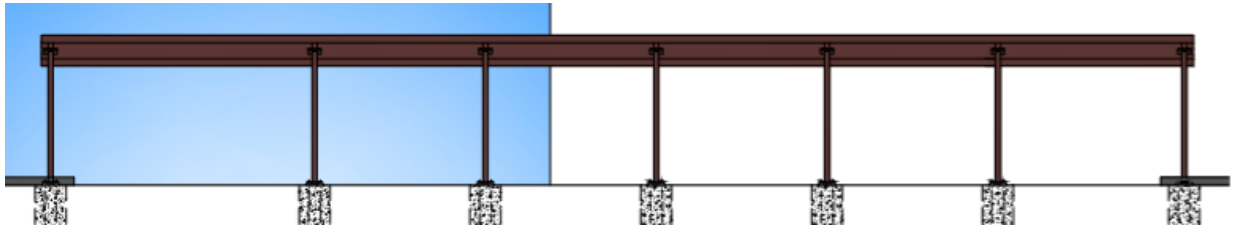


South Elevation

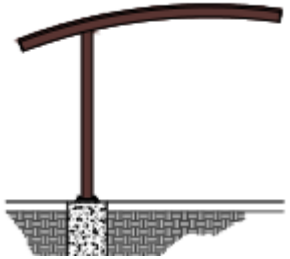


North Elevation

Canopy Elevations and Material and Colors



Canopy over parking/vacuum area



Landscape Plan

ATTACHMENT 5

Conditional Use Permit

A “Car Wash” is permitted with the approval of a Conditional Use Permit (Table 23.313-1) in the Commercial Mixed Use (CMU) zoning district.

The proposed car wash and design include the following:

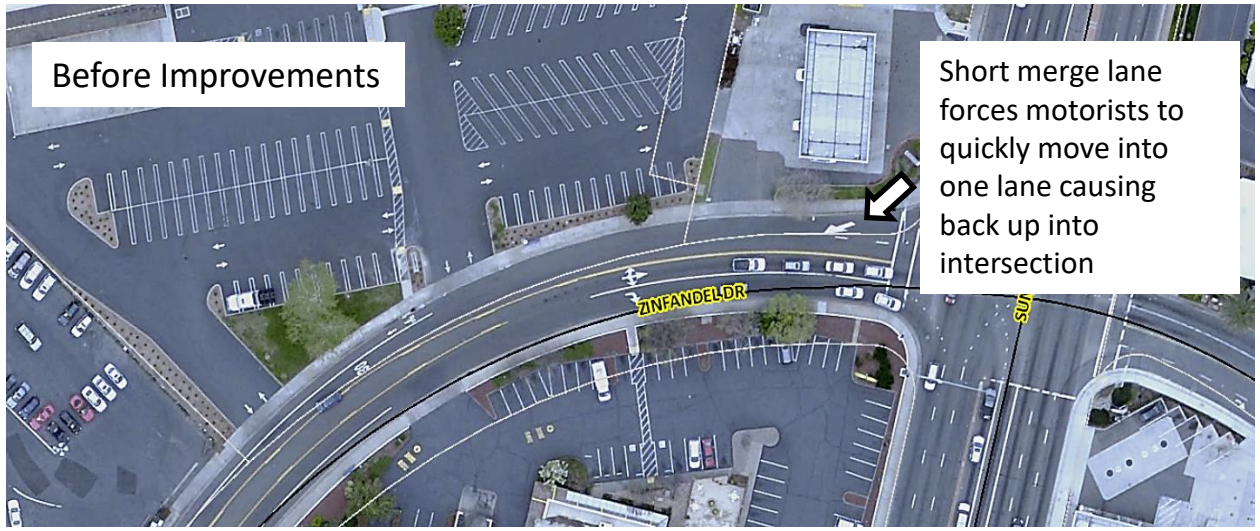
- The site layout, location, and business operation is consistent with the Zoning Ordinance 23.913.050 Car Wash development standards
- The building design, material, and color are consistent with the existing shopping center and City Design Guidelines
- The Rivergate Shopping Center consists of 10 parcels which all have a reciprocal parking and access agreement. There are several drive way entrances/exits to and from the site.

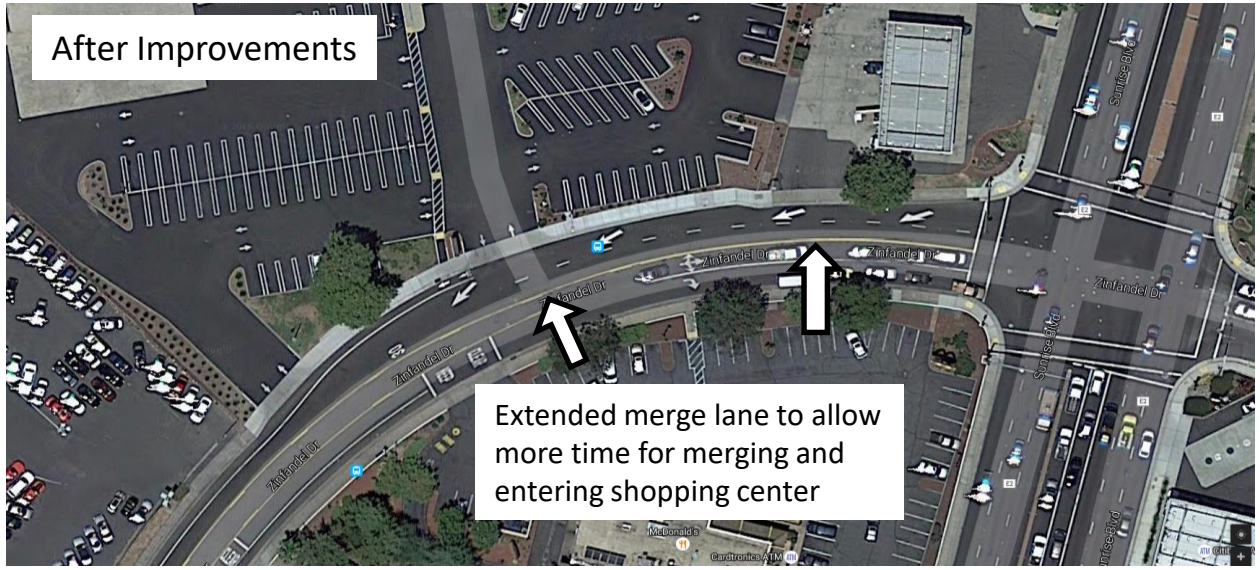
Before and After Zinfandel Dr. Improvements

In 2015 nearly 300 linear feet of frontage improvements were completed on Zinfandel Drive as follows;

- Zinfandel Drive was restriped in order to extend the merging lane for cars turning westbound off of Sunrise Boulevard and onto Zinfandel Drive.

- The extension of the two westbound lanes on Zinfandel Drive allowed for more vehicles to turn onto Zinfandel as well as turn into the shopping center with queuing less likely extending into the Sunrise and Zinfandel intersection.





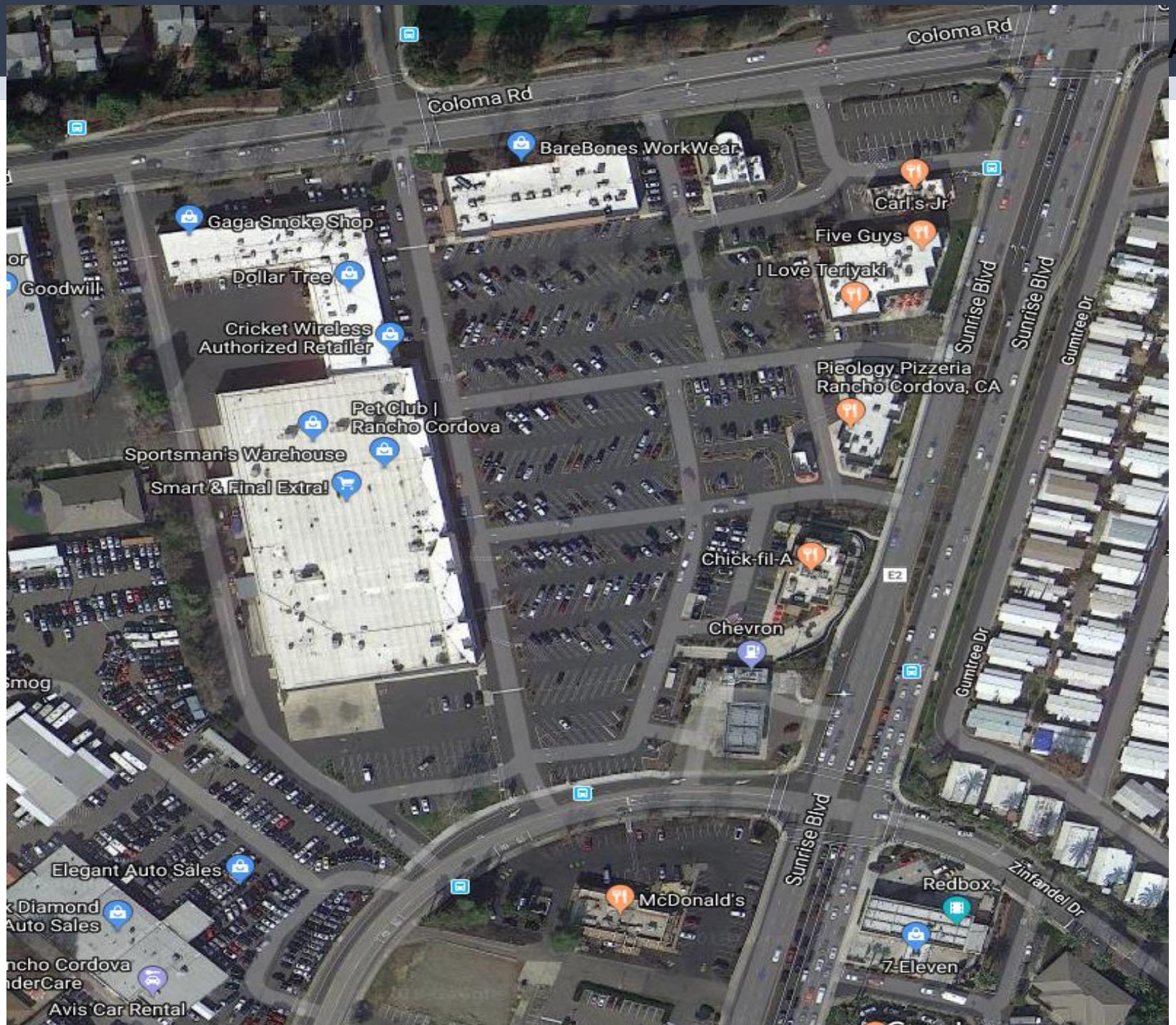
Environmental

The project is exempt from the California Environmental Quality Act (CEQA) pursuant Section 15303 (New Construction or Conversion of Small Structures

Recommended Motion

Staff recommends that the City Council find the project categorically exempt from further CEQA review and adopt the Resolution approving the Conditional Use Permit and Minor Design Review for the Rivergate Quick Quack car wash subject to the findings, Project Plans and Conditions of Approval.

Questions???


Coloma Rd
Coloma Rd
BareBones WorkWear
Carl's Jr
Gaga Smoke Shop
Five Guys
Goodwill
Dollar Tree
I Love Teriyaki
Cricket Wireless
Authorized Retailer
Sunrise Blvd
Sunrise Blvd
Gumtree Dr
Pieology Pizzeria
Rancho Cordova, CA
Pet Club |
Rancho Cordova
Sportsman's Warehouse
Smart & Final Extra!
Chick-fil-A
E2
Chevron
Gumtree Dr
Elegant Auto Sales
Sunrise Blvd
McDonald's
Redbox
Zinfandel Dr
7-Eleven
Avis Car Rental

MEMORANDUM

DATE: November 19, 2018

TO: Honorable Mayor and Council Members

FROM: Amanda Norton, Economic Development Manager

SUBJECT: Consider Modifications to Existing Rancho Cordova Economic Development Programs.

RECOMMENDATION

Consider adoption of three Resolutions 1) Making modifications to the Rancho Cordova Commercial Façade Improvement Grant Program; 2) Making modifications to the Rancho Cordova Economic Development Business Incentive Program; and 3) Rescinding the Rancho Cordova Economic Development Revolving Loan Fund Program.

RESULT OF RECOMMENDED ACTION

Adoption of the first two Resolutions will authorize the City Manager to approve incentives which comply with the Rancho Cordova Economic Development Commercial Façade Improvement Grant Program and the Rancho Cordova Economic Development Business Incentive Program, as modified therein. Adoption of the third Resolution will rescind the Rancho Cordova Economic Development Revolving Loan Fund Program.

BACKGROUND

The citizens of Rancho Cordova approved Measure H, a one-half cent sales tax (now called the Community Enhancement Fund) on November 4, 2014. As part of the recommendations mentioned in the community and business meetings regarding how to use this new revenue, staff proceeded to draft guidelines for the Revolving Loan Fund Program, Business Assistance Program, and Commercial Façade Improvement Grant Program. Staff was awarded funding for the programs as part of the 2017/2018 budget.

Economic Development staff sought policy direction on the proposed incentive programs. In general, Council Members felt all incentives under $100,000 should be approved at the staff level, and all incentives above that amount should come before Council, per California Government Code Section 53083 (which requires a public hearing on such awards). All incentives are reviewed by a third party to determine credit worthiness and, if possible, are contracted out for loan monitoring and collection. It was noted by Council members that the City is not in the banking business and that these Incentives will be utilized as a tool in the tool box of the Economic Development Department on a case-by-case basis.

COMMERICAL SIGN AND FAÇADE PROGRAM

The Commercial Sign and Façade Program was approved on August 7, 2017. The program was designed to incentivize renovation of commercial business sign and façades in poor condition and/or noncompliance.

Our City has a wide swath of commercial property built prior to cityhood. As they existed prior to incorporation and have not made changes to date, many of these properties have not conformed to updated codes and requirements. In addition to aging properties, there is also a wide variety of small businesses and property owners that might not have the liquid capital necessary to make improvements to the signage or façades. It is the Economic Development Department's goal to help businesses, in these demographics, and to bring them to up to current standards and solve any Zoning Code enforcement issues. By improving these properties, we anticipate seeing an improvement in the overall image of our commercial business community and an increase in property values.

To date the program has been used on four commercial properties and we have an additional project that is pending. Over the past year, we have seen common challenges in our applications and therefore are proposing the following modifications to the program guidelines:

- Strengthen language explaining Prevailing Wage requirements
- Reduce the Matching Grant from $70,000 to $25,000, due to the requirements of prevailing wage
- Add language to further explain the application and payment process

The revised guidelines are included as an Attachment. All projects are reviewed on a case-by-case basis and will require approval by the City Manager.

BUSINESS INCENTIVE PROGRAM

The Business Incentive Program was approved by Council on February 1, 2016. The program was designed to help attract projects that meets the City's targeted markets.

The program is focused on businesses that fill existing space, create new jobs, retain and attract high quality employment opportunities, provide unique or underrepresented goods/services, generate new sales tax or transient occupancy tax revenue, and/or fall within a particular North American Industry Classification System (NAICS) code that is beneficial to the City.

To date the program has been used by seven projects. Projects range from assistance with a new retail center to assistance with a manufacturing business relocating into Rancho Cordova. Staff has identified areas where modifications to the language will assist with the processing of applications, including:

- Strengthen the description of program objectives to include businesses within the Folsom Blvd. Specific Plan and clearly denote wage requirements
- Remove some NAICS codes and apply additional vetting requirements for retail and entertainment related businesses
- Reduce the award amount to $50,000 and clearly denote the process if the request is greater than $50,000
- Add additional qualification criteria

- Provide additional information on prevailing wage requirements
- Provide additional information on the application and approval process

The revised guidelines are included as an Attachment. All projects are reviewed on a case-by-case basis and will require approval by the City Manager.

REVOLVING LOAN PROGRAM

The Revolving Loan Program was approved by Council on November 2, 2015. The program permits loans to businesses or projects and the funds will be repaid to the City so that funds could then be loaned out to the next business or project.

The program has been used by two businesses. One used loan funds to expand the business and one used the funds to move into a new location within the City. There has not been interest in the program and with the Rise Program, businesses have access to other, private sources of loan funds. Due to the lack of interest and availability of other funds, we are proposing to rescind the Revolving Loan Program.

FISCAL IMPACT

No impact as this time. All incentives would be funded from the Economic Development/Investment portion of the Community Enhancement Fund (CEF) as previously approved by the Council as part of the budget.

ATTACHMENTS

1. Resolution – Business Incentive Program
2. Exhibit A to Business Incentive Program Resolution
3. Resolution – Sign and Façade
4. Exhibit A to Sign and Façade Resolution
5. Resolution – Rescinding Revolving Loan Fund
6. PowerPoint

ATTACHMENT 1

CITY OF RANCHO CORDOVA

RESOLUTION NO. XXX-2018

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, AMENDING THE ECONOMIC DEVLEOPMENT BUSINESS INCENTIVE PROGRAM

WHEREAS, the City Council of the City of Rancho Cordova desires to drive diverse economic opportunities; and

WHEREAS, the Rancho Cordova Citizens approved the Community Enhancement Fund (Measure H) on November 4, 2014; for local priorities; and

WHEREAS, the Economic Development Department was awarded Community Enhancement Funds for the establishment of an Economic Development Business Incentive Program; and

WHEREAS, a Business Incentive Program and guidelines were approved by the City Council on February 1, 2016; and

WHEREAS, The City Council now desires to amend certain provisions of that program; and

WHEREAS, the funds for that program are an approved allocation of the Community Enhancement Fund and will be distributed out of that Fund.

NOW, THEREFORE, BE IT HEREBY RESOLVED THAT THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA hereby approves the Rancho Cordova Economic Development Business Incentive Program as amended and as set forth in Exhibit A hereto.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 19th day of November, 2018 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Linda Budge, Mayor

ATTACHMENT 1

ATTEST:

_____
Stacy Leitner, City Clerk

ATTACHMENT 2
Exhibit A to the Resolution

RANCHO CORDOVA ECONOMIC DEVELOPMENT BUSINESS INCENTIVE PROGRAM

PURPOSE

The Rancho Cordova Business Incentive Program is designed to promote development of new businesses, the expansion of existing businesses that will fill vacant, existing business space and support enterprises that will hire or retain employees in the City thereby contributing to the local economic prosperity. The Program is also intended to enhance the City's competiveness in attracting businesses that will further enhance the existing quality of life within the City by providing high quality services and products to its residents.

PROGRAM PRIORITIES

The Program's priority is to provide support to businesses that meet one or more of the following economic objectives and fall within one or more of the City's targeted industry sectors.

Economic Objectives

1) Businesses that fill existing commercial space that has been vacant for 2 years and is located in the Folsom Boulevard Specific Plan.
2) Businesses that create new permanent jobs with preference given to positions with wages that are 30% or greater over current CA minimum wage.
3) Businesses that retain and attract high quality employment opportunities that provide training and advancement within the business.
4) Businesses in the targeted industry sectors listed in priority #5 below that establish a permanent location within the City and provide unique or underrepresented services/goods to diversify the local economy.

Targeted Industry Sectors

1) Post-secondary, professional or vocational education (North American Industry Classification System (NAICS) code categories 6112, 6113, 6114, or 6115)
2) Agriculture Manufacturing (NAICS code categories 3111-3115, 3117-3119, 3121, or 3253)
3) Medical technology and manufacturing (NAICS code categories 3254, 3391
4) Technology (NAICS code categories 2211, 32519, 334418, 511210, 518, 541330, 54138, 5415, or 5417)
5) Office (NAICS code categories, 621511,)
6) Businesses in selected Retail (NAICS code categories 45, or 722511) and Recreation, Entertainment and Lodging NAICS code categories 512131, 711110, 711130, 712110, , 713110, 713120 -) sectors will be considered on a case-by-case

basis but will be subject to additional vetting as outlined under the Qualifying Criteria section below.

TYPES OF AWARDS

The City will consider, in its discretion, the following types of awards.

Business Fee Assistance
Business fee assistance awards will depend upon the benefits of each project as well as the availability of designated funds.

The City may annually designate funds available for the business fee incentive program from, but not limited to, the Community Enhancement Fund (Measure H). Assistance through this program shall be available only to the extent that the City has allocated funding for the program. The City of Rancho Cordova reserves the right to cancel or modify this Program at any time prior to grant approval, without notice. Continuation of the Program is subject to sufficient funding as appropriated by the Rancho Cordova City Council.

Upon the approval of any fee assistance, the applicant will enter into a Business Fee Assistance Agreement with the City which will provide that the funds designated for the business fee assistance program for that project shall be transferred to the funds to which fees would have been paid without the granting of the business fee assistance at the time that such fees become due.

Economic Development Grants
Economic development grant awards up to $50,000. Special requests over $50,000 may be considered but must clearly demonstrate significant financial and economic benefits to the City. Requests over $50,000 will require approval by the economic development committee before an application will be moved beyond the Phase I Application review process outlined below. The final grant amount awarded is at the sole discretion of the City and will be based upon the distinct contributions of each individual business to the community. Each project will be reviewed on a case-by-case basis in accordance with the criteria outlined below.

Economic development grants may be used for:

- Rental assistance,
- Equipment and furnishings,
- Marketing,
- Promotion or grand opening activities, and
- Other items related to the opening or locating of the business in the City as may be approved by the City.

The City may annually designate funds available for the economic development grant program from, but not limited to, the Community Enhancement Fund (Measure H). Assistance through this program shall be available only to the extent that the City has allocated funding for the program. The City of Rancho Cordova reserves the right to cancel or modify this Program at any time prior to grant approval, without notice. Continuation of the Program is subject to sufficient funding as appropriated by the Rancho Cordova City Council.

Upon the approval of any economic development grant, the applicant will enter into an economic development grant agreement, and funds will be dispersed as provided in the agreement.

The City will not consider the business fee assistance or economic development grants for:

- Businesses or developments that do not satisfy the intent of the program as defined in these guidelines and meet the criteria outlined below.
- Businesses or developments that are subject to active code violation enforcement unless the applicant did not cause or maintain the violation and the violation will be corrected as part of the project for which the assistance would be granted.

GENERAL QUALIFYING CRITERIA

All assistance from the Business Incentive Program will be considered on a case-by-case basis. Assistance will only be considered for projects that support businesses in the City's Targeted Industry Sectors listed above. Each project must clearly demonstrate its ability to meet one or more of the following:

1) Fill existing commercial space that has been vacant for 2 years and is located in the Folsom Boulevard Specific Plan.
2) Create new permanent jobs with preference given to positions with wages that are 30% or greater over current CA minimum wage.
3) Retain and attract employment opportunities that provide training and advancement within the business.
4) Generate new revenue for the City.
5) Provide unique or underrepresented services/goods to diversify the local economy.
6) Provide other economic and community benefit.

The review of businesses in the Retail and Recreation, Entertainment and Lodging sectors will include, but not be limited, the project's ability to clearly demonstrate its ability to meet the following additional criteria:

1) Appear on City reports indicating that the specific industry subsector is a major source of sales tax leakage from the City.

2) Generate new taxable sales or Transient Occupancy Tax revenue for the City to recover its investment in no more than three (3) years.

Additional criteria include:

- Applicants must plan to operate the business within the City limits for not less than five (5) years. If less than five years, incentives over $5,000 will need to be repaid based on a prorated amount or paid in full per the terms defined in the agreement established between the City and the program's beneficiary.
- Business fee assistance requests shall not exceed 70% of total required fees and will be subject to applicable tax and legal requirements as applicable by type of assistance.
- Economic Development Grant assistance requests shall not exceed 10% of total startup costs and will be subject to applicable tax and legal requirements as applicable by type of assistance.

All applicants should also understand the following:

- Accepting assistance from a local jurisdiction may trigger California prevailing wage requirements on any construction, capital improvements, or other applicable activities that involve significant expenses for labor. The application of prevailing wage requirements will be examined for each application. If prevailing wages are required, it shall be the program beneficiary's (i.e., Awarding Body) responsibility to fully comply with all such requirements. Beneficiaries shall also be responsible for compliance with all other laws that apply to the application of the funds or the project for which the funds are provided. **NOTE:** If a project involving construction, capital improvements, or other applicable activities involving significant expenses for labor exceeds $25,000 the program beneficiary will be required to demonstrate their understanding of, and ability to comply with, CA Department of Industrial Relations prevailing wage requirements and procedures for an Awarding Body (www.dir.ca.gov/Public-Works/Awarding-Bodies.html).
- Accepting assistance from a local jurisdiction may trigger tax consequences, such as the issuances of an IRS 1099 Form. It is the applicant's responsibility to consult with its own legal counsel regarding such tax consequences.
- All special requests exceeding $100,000 will require the City to review, hold hearings, and report the incentive assistance. Information regarding the incentive recipients will include: name, address, purpose of incentive, projected tax revenue resulting from incentive assistance, and number of new jobs created. This information will be posted publicly on the City's website.

GENERAL APPLICATION AND APPROVAL PROCESS

Any business seeking Business Incentive Program assistance and meeting the above criteria should contact the City's Economic Development Department to obtain a Phase I Application packet. Upon receipt of the Phase 1 Application, a representative will review the request and verify that the general qualifying criteria have been met. If the project qualifies, the applicant will be provided with a Phase II Application, Checklist and supporting forms to complete the application. The materials provided will then be used by an independent consultant retained by the City to conduct a financial credit review to evaluate the soundness of the project, determine

if funds are available, determine compliance with program criteria and make a funding recommendation.

Based on the financial review, the economic development committee will meet to review the program and financial review and make a recommendation. Based on the committee recommendation, the Economic Development Department may prepare a proposed incentive package and draft a Business Incentive Agreement for City Manager and City Attorney review and approval. Based on the information provided in the application and financial review, the final agreement with the City may include provisions regarding the payment of prevailing wages and requirements for post-award monitoring and reporting to include reviewing sales tax data, employment records or other information to ensure anticipated jobs and/or tax revenue has been generated. For special requests involving Incentive packages exceeding $100,000, the City Manager will prepare the required reports and will make a recommendation and present it to Council for approval at a noticed public hearing.

If approved by the City Manager or by Council, the Business Fee Assistance Agreement or Economic Development Grant Agreement will be returned to applicant for signature.

ATTACHMENT 3

CITY OF RANCHO CORDOVA

RESOLUTION NO. XXX-2018

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, AMENDING THE ECONOMIC DEVELOPMENT COMMERCIAL FAÇADE IMPROVEMENT GRANT PROGRAM

WHEREAS, the City Council of the City of Rancho Cordova desires to drive diverse economic opportunities; and

WHEREAS, the Rancho Cordova Citizens approved the Community Enhancement Fund (Measure H) on November 4, 2014; for local priorities; and

WHEREAS, the Economic Development Department was awarded Community Enhancement Funds for the establishment of an Economic Development Commercial Façade Improvement Grant Program; and

WHEREAS, a Commercial Façade Improvement Grant Program was approved by the City Council on August 7, 2017; and

WHEREAS, The City Council now desired to amend certain provisions of that program; and

WHEREAS, the funds are an approved allocation of the Community Enhancement Fund and will be distributed out of that Fund.

NOW, THEREFORE, BE IT HEREBY RESOLVED THAT THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA hereby approves the Rancho Cordova Economic Development Commercial Façade Improvement Grant Program as amended and as set forth in Exhibit A hereto.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 19th day of November, 2018 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Linda Budge, Mayor

ATTACHMENT 3

ATTEST:

_____

Stacy Leitner, City Clerk

3078939.1

ATTACHMENT 4
Exhibit A to the Resolution

City of Rancho Cordova Commercial Façade Improvement Grant Program Guidelines

PROGRAM OVERVIEW

The Commercial Façade Improvement Grant Program ("Program") is an endeavor of the City of Rancho Cordova to leverage public funds and private investment to enhance the physical appearance and economic vitality of commercial businesses in the City of Rancho Cordova. The Program offers two façade improvement grants.

The long-term objective is to improve the physical appearance of our commercial properties, encourage the retention of existing businesses, and increase property values and tenant stability.

PROGRAM COMPONENTS

I. **Commercial Façade Improvement Mini-Grant** – This grant provides for reimbursement of up to Five Thousand dollars ($5,000) for commercial building façade improvements with no match requirement.

II. **Commercial Façade Improvement Matching Grant** – This grant provides a reimbursable matching grant of up to two-thirds (66%) of eligible project costs for projects where the total project cost is $25,000 or less, up to a maximum of $16,500. The total cost of the improvement work must be more than Five Thousand dollars ($5,000). Receipt of a matching grant requires the approved applicant to contribute a minimum of one-third of the total cost of the façade improvement costs.

Grant proceeds are to be use for labor and material directly related to the façade construction which may include new work, additions, alterations, reconstruction and repairs.

All estimates and payments for construction and installation of façade improvements shall include prevailing wages and comply with CA Department of Industrial Relations public works projects requirements (www.dir.ca.gov/public-works/prevailing-wage.html).

With participation in the program, it is required that construction shall be completed within 120 days after the City issued Notice to Proceed. If the project extends beyond the scheduled completion date, prior staff approval is required.

ELIGIBILITY

Eligible Applicants

Owners or long-term tenants* of commercial, industrial, office and retail zoned property which must meet the following requirements for eligibility:

- Property is at least five years old.
- Located within Rancho Cordova City limits.

Project improvements that were started prior to submitting a request for funding (including deposits for work to be completed) and have been stopped due to a shortage of funds will

be evaluated based on financial need. It is noted that such project improvements will become subject to California prevailing wage requirements upon the approval of any funding and, therefore, evaluation shall also include the ability of the applicant to comply with those requirements.

*Tenants must have the property owner's written consent before any improvements are made. In addition, the grant application must be signed by the property owner.

Ineligible Applicants

- Hotels and Single-Room-Occupancy properties.
- Single or multi-unit residential zoned property.
- Property used for public purposes (e.g., parks and community recreation facilities)
- Commercial, industrial, office and retail zoned properties where 51% or more of the property is occupied by a public agency, special district organization or nonprofit corporation.

Ineligible Use of Funds

Tools may not be purchased with grant funds, but tool rental is allowable.

Eligible Types of Improvements

Eligible improvements include, but are not limited to:

- Removal of old or non-conforming signs, awnings and other exterior clutter
- Exterior cleaning and painting
- Repair or replacement of exterior siding (including the construction of new façade elements and architectural details)
- Replacement of entry doors
- Installation of display windows
- Installation of new canvas awnings over windows and entries
- Installation of new signs
- Installation of new exterior lighting
- Installation of permanent landscaping including any necessary irrigation or improvements needed to properly maintain the landscaping.
- Exterior mandatory Title 24 upgrades
- Trash enclosures
- Parking lot resurfacing or restriping

Additional improvements that are deemed to be consistent with the intent of the program will be reviewed and approved/disapproved on a case-by-case basis by the Economic Development Director. *All additional improvements must be in compliance with all applicable municipal code and building and safety code requirements*

Project improvements defined in the application must not be started until the applicant receives a Notice to Proceed from the City. If any project improvements included in the application are commenced prior to the City's issuance of a Notice to Proceed the costs associated with these improvements will not be eligible for reimbursement.

GENERAL APPLICATION AND APPROVAL PROCESS

Applications will be reviewed on a case-by-case basis. **Note:** All proposed façade projects/remodels must be approved by the Planning Department prior to being accepted into this program.

ATTACHMENT 4
Exhibit A to the Resolution

Any business seeking a Commercial Façade Improvement Grant and meeting the above criteria should contact the City's Economic Development Department to obtain a Phase I Application packet. Upon receipt of the Phase 1 Application, a representative will review the request and verify that the general qualifying criteria have been met. If the project qualifies, the applicant will be provided with a Phase II Application, Checklist and supporting forms to complete the application. The materials provided will then be used by an independent consultant retained by the City to conduct a financial credit review to evaluate the soundness of the project, determine if funds are available, determine compliance with program criteria and make a funding recommendation which will be reviewed by City staff and approved/denied.

If the project is approved, final agreements with the City will be prepared as appropriate to each level of grant funding (i.e., Mini-Grant or Matching Grant) as defined below.

FUNDING

The City may annually designate funds available for the Commercial Façade Improvement Grant program from, but not limited to, the Community Enhancement Fund (Measure H). Assistance through this program shall be available only to the extent that the City has allocated funding for the program and shall be available on a first come, first served basis. The City of Rancho Cordova reserves the right to cancel or modify this Program at any time prior to grant approval, without notice. Continuation of the Program is subject to sufficient funding as appropriated by the Rancho Cordova City Council.

Grant Amounts

Eligible property owners or tenants who propose façade improvements can apply for one of two grants.

I. **Commercial Façade Improvement Mini-Grant:** This grant provides reimbursement for commercial building façade improvements to approved applicants in the amount of up to Five Thousand dollars ($5,000) for projects where the total project cost is $25,000 or less, with no match requirement.
II. **Commercial Façade Improvement Matching Grant:** Matching Grant – This grant will provide a reimbursable matching grant of up to two-thirds (66%) of eligible project costs for projects where the total project cost is $25,000 or less, up to a maximum of $16,500. The total cost of the improvement work must be more than Five Thousand dollars ($5,000). Receipt of a matching grant requires the approved applicant to contribute a minimum of one-third of the total cost of the façade improvement costs.

Disbursement of grant proceeds to approved applicants will be in a reimbursement payment issued after City deems the project complete. All reimbursement requests must include proof of payment and other supporting documentation sufficient to demonstrate to the City's satisfaction that all façade improvement costs have been paid and the project is complete. Payments of costs and completion of the project is subject to approval of invoices and proofs of payment by City staff. Proof of payment will consist of:

- Cleared check with bank routing and account numbers on the front of the check and any endorsements on the back of the check obliterated.
- Credit card or Bank statements with the cardholder/accountholder address, account number, summary of account information (payment due, balance, etc.) and all other details not relevant to the project for which reimbursement is requested obliterated.

ATTACHMENT 4
Exhibit A to the Resolution

IMPLEMENTATION WORK

Permits

Before commencement of construction, Applicant shall secure any and all permits and schedule all required inspections which may be required by the City of Rancho Cordova or any other governmental agency affected by such construction.

Prevailing Wage

The recipient of a grant pursuant to this program, the Awarding Body, (i.e., property owner or business owner) and all contractors awarded a work contract for the project funded by the grant must comply with current prevailing wage requirements for a publicly supported project (i.e., public works project) in California (www.dir.ca.gov/public-works/prevailing-wage.html).

Design

The Applicant will be responsible for facilitating architectural design and engineering assistance as may be required.

Building and Zoning

All improvements shall conform to the City of Rancho Cordova Building Codes, Zoning Ordinance, and applicable Design Guidelines. City planning will liaison with Applicants to provide information on any possible permit requirements and/or fees associated with changes and improvements.

Following is a list of possible permit requirements or fees that may be applicable to your project, however, other permits may be also be required based on the nature of a specific project:

- Administrative Use Permit
  - Installation of new single monument sign
- Unified Sign Program Application Fee
  - Needed for new Unified Sign Programs for Multi-tenant or Mixed-Use Developments
- Minor Design Review
  - Façade renovations involving less than 200 linear feet of façade frontage of an existing building
- Major Design Review
  - Façade renovations involving 200 or more linear feet of façade frontage of an existing building

City staff will work with approved applicants to assist in the coordination of the project. City staff will carry out periodic inspections.

AGREEMENTS

Applicants will be required to sign the following agreements to participate in the program.

1. **City of Rancho Cordova Commercial Façade Improvement Program Agreement** – Applicants must execute this agreement at the beginning of the Application process. The purpose of this agreement is to ensure that Applicants understands program requirements. A copy of this agreement is provided in Attachment A.
2. **Commercial Façade Easement Agreement** –Applicants for awards greater than $5,000 will be required to execute this agreement once the work is completed and prior to receiving reimbursement for project expenses from the City. The purpose of this agreement is to ensure that the improvements remain in good condition for a minimum

period of 5-years following the completion of the project. Copies of a sample introductory letter and the easement agreement are provided in Attachment B.

FAQs

Q: What do you mean when you say that all work involving labor must include "prevailing wage"?

A: *When a project is fully or partially funded with public funds such as those provided through this program, your contractors and subcontractors are required to pay their employees prevailing wages. If your contractors or subcontractors are unfamiliar with California Prevailing Wage Laws they can find additional information at* https://www.dir.ca.gov/dlse/FAQ_PrevailingWage.html.

Q: What is an Awarding Body?

A: *An Awarding Body is a private entity using public funds to complete a project either using internal resources or through an outside contractor (*https://www.dir.ca.gov/public-works/awarding-bodies.html *)*.

Q: Can I apply for grant funds for work that has already been initiated or completed?

A: YES and NO, *program funds will generally not be provided to pay for work that has already been initiated or completed. However, as noted in the Program Eligibility section above, application for such work may be considered in specified circumstances.*

I, _____ have read and received a copy of these guidelines.

Signature: _____

Business Name: _____

Date: _____

3075679.1

ATTACHMENT 4
Exhibit A to the Resolution

ATTACHMENT A

City of Rancho Cordova
Commercial Façade Improvement Program
AGREEMENT

THIS AGREEMENT made and entered into this _____day of _____, 20___, by and between the City of Rancho Cordova, hereinafter referred to as "City" and _____, hereinafter referred to as "Applicant."

The Applicant and the City certify and agree to the terms and conditions as set forth below:

1. The Applicant is the owner of or tenant in good standing of a certain property located at [physical address_____] in the City of Rancho Cordova, California, hereinafter referred to as "Property," lying within an area where the City is conducting a Commercial Façade Improvement Program as described in the Program Guidelines, a copy of which has been provided to the Applicant. If Applicant is a tenant, Applicant acknowledges that Applicant must provide the property owner's written permission to conduct the project proposed to be funded by the Grant as well as the property owner's agreement to sign, and consent to the recording of, the Façade Easement Agreement, if applicable, as authorized by a notarized legal written consent of Property Owner, prior to City approving the grant.

2. The Property is used for commercial, retail, office, and/or mixed-use purposes and Applicant's proposed improvements to the Property listed in the Commercial Façade Improvement Program Application are eligible improvements as described in the Program Guidelines. **Initial: ____**

3. All improvements to be undertaken shall conform to the City of Rancho Cordova Building Codes, Zoning Ordinance, and applicable Design Guidelines. Applicant shall secure any and all permits and schedule all required inspections which may be required by the City or any other governmental agency affected by such construction. **Initial: ____**

4. Only the work that is agreed to by the City and the Applicant, which will be outlined in a formal written Notice to Proceed to be provided to the Applicant by the City upon application approval, will be eligible for reimbursement.

   a. As the work to be performed will be partially or totally paid with public funds, all estimates for construction and installation of façade improvements submitted for application approval shall include written notice on the estimate that all labor associated with the work to be completed includes "**prevailing wages"**. **Initial: ____**

   b. Any changes to the project that are not approved by the City in writing will not be eligible for reimbursement. **Initial: ____**

   c. Any work that is begun by the applicant prior to receiving a written notice to proceed from the City will **NOT** be eligible for reimbursement. **Initial: ____**

ATTACHMENT 4
Exhibit A to the Resolution

5. The City will reimburse to the Applicant for up to Five Thousand dollars ($5,000) for a Mini-Grant or up to Sixteen Thousand Five Hundred Dollars ($16,500) of eligible façade improvements costs in accordance with the criteria described in the Program Guidelines.

Reimbursement claims for all eligible expenses for completed improvements must be accompanied by the following support documents: applicable planning and building permits, canceled checks and paid invoices/receipts for eligible work. **Initial: ____**

6. the Property is sold within five (5) years and the grant amount exceeds $5,000, the Applicant will reimburse the City 20% of the grant amount for each full year less than five before the property is sold. **Initial: ____**

7. Prior to completion of the eligible improvements, the Applicant will maintain the portion of the site undergoing construction in a neat and orderly condition in the areas of signage, façade and landscaping. **Initial: ____**

8. Upon completion of the work, the property owner understands and agrees that the City shall record a Commercial Façade Easement Agreement on the property at no expense to applicant or property owner. The easement shall remain in effect for five (5) years from the date of completion of the work. The form of the Commercial Façade Easement is attached hereto as Exhibit A and incorporated herein by reference. **Initial: ____**

9. During the construction period and for sixty (60) days after the work has been completed, the City may display a sign (provided by the City) indicating participation in the Commercial Façade Improvement Program. The sign shall be displayed either on the exterior or in the front window of the building for a period of not more than ninety (90) days. **Initial: ____**

10. Applicant agrees to allow the City of Rancho Cordova or its agents access to buildings and improvements for inspection of the Commercial Façade Improvement Program work. **Initial: ____**

11. In accordance with the terms of this Agreement, the Applicant shall hire all personnel and pay for all labor, materials, tools, transportation, services, City business license, licenses and permits necessary to perform or cause to have performed, all work as specified in the Application. Applicant is aware of Labor Code Section 3700, which requires workers compensation insurance or self-insurance for employees. **Initial: ____**

12. In accordance with the terms of this Agreement, the Applicant shall hire all personnel and pay for all labor at “prevailing wage” rates in accordance with the requirements associated with the use of public funds from this grant. The Applicant is solely responsible for ensuring that all labor necessary to perform or cause to have performed, all work as specified in the Application is paid at “prevailing wage” rates. **Initial: ____**

13. Upon the signing of this Agreement, the Applicant shall have a period of one-hundred and twenty (120) days in which to complete the approved improvements after the City issues a Notice to Proceed. Extensions, if warranted, may be granted at the discretion of the City. No change to work without the written consent of both the City and Applicant will be permitted. **Initial: ____**

ATTACHMENT 4
Exhibit A to the Resolution

14. The Applicant shall give all required notices and comply with all applicable laws, ordinances, and codes and shall, at their expense, secure and pay all said fees and charges for the performance of the work. **Initial: ____**

15. Applicant understands and agrees that the City of Rancho Cordova, its officers, agents, and employees shall have no responsibility or liability of any failure or inadequacy of performance or defective workmanship or materials in regard to the agreed-upon improvements. Applicant shall indemnify, release, defend and hold City, City, their officers, employees and agents harmless from all claims, losses, liabilities, damages, suits, actions or proceedings by any person including Applicant, its employees and agency from personal injury, death or property damage from any cause whatsoever in whole or in part arising out of this Agreement or the activities completed hereunder by this indemnification shall not include the sole negligence or willful misconduct of City, its officers, employees or agents.

16. This Agreement incorporates the following documents as fully a part of this Agreement as if herein repeated: a) Commercial Façade Improvement Program Application; and b) Commercial Façade Improvements Program Guidelines.

Executed this _____day of _____, 20___

City of Rancho Cordova

_____

Applicant (If Lessee)

_____

Property Owner(s)

_____

_____

_____

_____

ATTACHMENT 4
Exhibit A to the Resolution

ATTACHMENT B

Ms. Amanda Norton
Economic Development Manager
City of Rancho Cordova
2729 Prospect Park Dr.
Rancho Cordova, CA 95670

SUBJECT: APPROVAL BY PROPERTY OWNER OF PROPOSED FACADE IMPROVEMENTS

PROPERTY: [Property Physical Address] (APN: XXX-XXXX-XXX-XXXX)

Dear Ms. Norton:

The following is a written notification to the City of Rancho Cordova indicating that the Owner(s) or Authorized Agent for the Owner(s) of the property located at [Property Physical Address], APN: XXX-XXXX-XXX-XXXX (PROPERTY) as identified by the signatures below, hereby:

1. Grant their approval to make the following improvements to the façade of the PROPERTY pursuant to the City of Rancho Cordova's Commercial Façade Improvement Grant Program.

List of Improvements, including but not limited to the following:

a.
b.
c.
d.

2. Agree to execute and consent to the recording of a Façade Easement Agreement for the maintenance of the improvements listed above for a period of five years from the completion of the improvements.

I understand that no grant funds will be paid until the easement is executed between the property owner(s) and the City of Rancho Cordova.

PROPERTY OWNERS:

_____

_____

_____

_____

ATTACHMENT 4
Exhibit A to the Resolution

Recording Requested by:
City of Rancho Cordova
When recorded mail to:
City of Rancho Cordova
2729 Prospect Park Dr.
Rancho Cordova, CA 95670
Attn: Amanda Norton, Economic Development Manager

APN: **XXX-XXXX-XXX-XXXX**

Recording Fees Exempt per CA Gov. Code 6103

Space above this line for Recorder's use

FAÇADE EASEMENT AGREEMENT

This Easement Agreement (the "Agreement") is entered into on this ___ day of _____ 20__ by and between **[Insert Property Owner's Legal Name as it Appears on the Deed of Trust]** (referred to herein as "Grantor") and the City of Rancho Cordova, a public body, corporate and politic ("Grantee").

RECITALS

A. Grantee has a commercial façade improvement grant program (the "Program") in order to promote the enhancement of the physical appearance and economic vitality of commercial businesses in the City of Rancho Cordova.

B. Grantor owns that certain real property located at **[Insert Physical Address]**, Rancho Cordova, CA 95670, APN: **XXX-XXXX-XXX-XXXX** (the "Property").

C. Grantee has approved a grant from the Program for the purpose of: **[Insert list of improvements to be funded]**.

D. As a condition of the approval of that grant, the grant recipient is required to maintain the improvements constructed with the grant funds for a period of five years and to convey to Grantee a façade easement for that same period of time.

NOW, THEREFORE, the parties mutually agree to the following:

1. Grantor hereby grants and conveys to Grantee a non-exclusive façade easement for a period of five years from the date first set forth above in and over that portion of the Property consisting of the parking lot and exterior surfaces of the existing building.

2. For the five-year easement period, Grantor shall retain and maintain the improvements described above in good condition and repair. If Grantor fails to do so, Grantee may enter upon the Property in order to take any actions necessary to bring the improvements into good condition and repair and hold Grantor liable for its costs. Grantee shall only exercise its right to take such corrective action after providing Grantor with written notice of Grantor's

ATTACHMENT 4
Exhibit A to the Resolution

failure to adequately maintain the improvements and stating that Grantee will exercise its rights under this easement if Grantor does not take corrective action within 15 days.

3. Any notice or communications between the parties shall be sufficiently given if, dispatched by certified mail, postage prepaid, return receipt requested or sent by express delivery service with a delivery receipt, to the principal office of Grantee and Grantor as follows:

Grantee: City of Rancho Cordova
2729 Prospect Park Dr.
Rancho Cordova, CA 95670
Attn: Amanda Norton, Economic Development Manager

Grantor: **[Contact Person]**
[Legal Name of Property Owner as it Appears on the Deed of Trust]
[Mailing Street Address]
[Mailing City, State and Zip Code]

Such written notices, demands and communications shall be effective on the date shown on the delivery receipt as the date delivered or the date on which delivery was refused.

4. In the event of litigation arising from this Agreement, the non-prevailing party promises to pay all reasonable costs and expenses, including reasonable attorneys' fees, incurred by the prevailing party in such litigation.

5. This agreement may be signed in any number of counterparts, each of which is an original and all of which taken together form one single document.

Executed on the date first written above.

GRANTOR:

_____
[Insert Signatory's Name, Position]
[Insert Signatory's Company if applicable]

GRANTEE:
CITY OF RANCHO CORDOVA
a public body, corporate and political

By: _____

Its: _____

ATTACHMENT 4
Exhibit A to the Resolution

This is to certify that the interest in real property conveyed by the Façade Easement Agreement dated _____ from J & M Cordova Properties LLC to the City of Rancho Cordova, a political corporation and/or governmental agency is hereby accepted by the undersigned officer or agent on behalf of the City Council pursuant to authority conferred by resolution of the City Council adopted on _____ (date) _____ ,)and the grantee consents to recordation thereof by its duly authorized officer.

Dated _____By: _____

2935583.1

ATTACHMENT 5

CITY OF RANCHO CORDOVA

RESOLUTION NO. XXX-2018

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, RESCINDING THE REVOLVING LOAN FUND PROGRAM

WHEREAS, the City Council of the City of Rancho Cordova desires to drive diverse economic opportunities; and

WHEREAS, the Rancho Cordova Citizens approved the Community Enhancement Fund (Measure H) on November 4, 2014; for local priorities; and

WHEREAS, the Economic Development Department was awarded Community Enhancement Funds for the establishment of certain economic development programs, including a Revolving Loan Fund Program which was approved by Council on November 2, 2015; and

WHEREAS, there has been only minimal interest in that program and there are other sources of funds available to businesses who might otherwise seek to use that program.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA that the Revolving Loan Fund Program is hereby rescinded.

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

AYES:

NOES:

ABSENT:

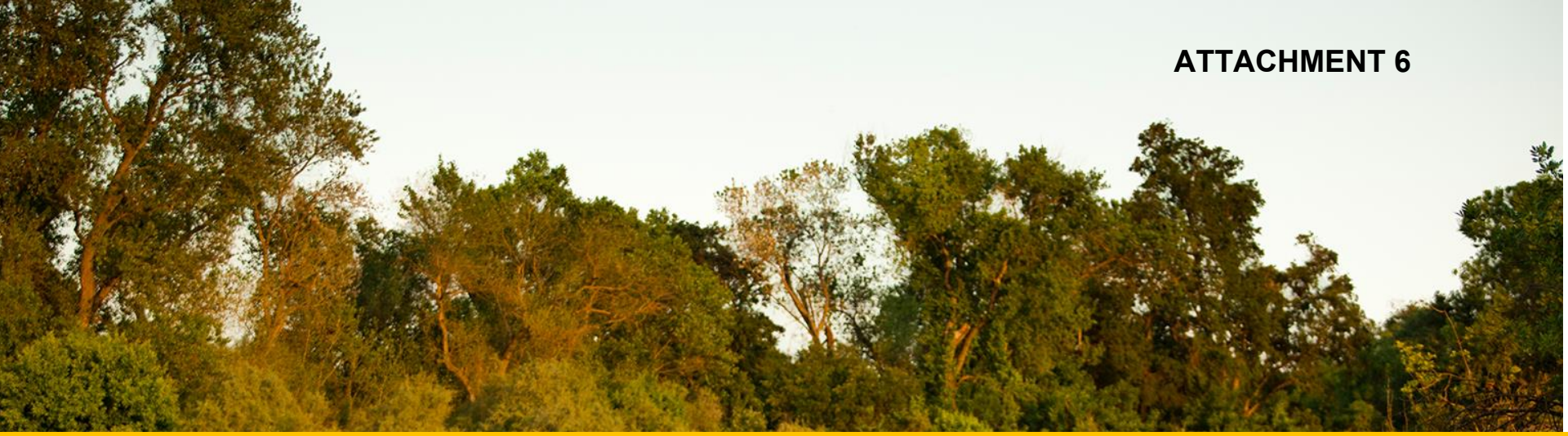
ABSTAIN:

_____
Linda Budge, Mayor

ATTEST:

_____
Stacy Leitner, City Clerk
3078927.1

ATTACHMENT 6



Modifications to Existing Economic Development Programs

a fresh take.
RANCHO CORDOVA
CALIFORNIA

CityOfRanchoCordova.org

Current Programs

Commercial Sign & Façade Program

Business Incentive Program

Revolving Loan Program

Commercial Sign & Façade Program

a fresh take.
RANCHO CORDOVA
CALIFORNIA

Commercial Sign & Facade

Modifications to Program

- The Commercial Sign and Façade Program was approved on August 7, 2017
- The program was designed to incentivize renovation of commercial business sign and façades in poor condition and/or non-compliance
- By improving these properties, we anticipate seeing an improvement in the overall image of our commercial business community and an increase in property values
- Number of projects assisted to-date: 4

Strengthen language explaining Prevailing Wage requirements

Reduce Matching Grant from $70,000 to $25,000 due to Prevailing Wage requirements

Further explain the application and payment process

Business Incentive Program

a fresh take.
RANCHO CORDOVA
CALIFORNIA

Business Incentive

- The Business Incentive Program was approved by Council on February 1, 2016
- The program was designed to help attract projects that meets the City's targeted markets
- Number of projects assisted to-date: 7
- Projects range from assistance with a new retail center to assistance with a manufacturing business relocating into Rancho Cordova

Modifications to Program

Strengthen description of program objectives to include businesses within the Folsom Blvd. Specific Plan and clearly denote wage requirements

Remove some NAICS codes and apply additional vetting requirements for retail and entertainment related businesses

Reduce the award amount to $50,000 and clearly denote the process if the request is greater than $50,000

Add additional qualification criteria

Provide additional information on prevailing wage requirements

Provide additional information on the application and approval process

Revolving Loan Fund

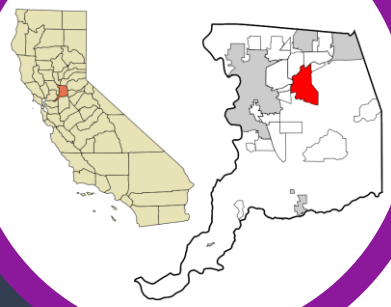
a fresh take.
RANCHO CORDOVA
CALIFORNIA

Business Incentive

Modifications to Program

- The Revolving Loan Program was approved by Council on November 2, 2015
- The program permits loans to businesses or projects and the funds will be repaid to the City so that funds could then be loaned out to the next business or project
- Number of projects assisted to-date: 2
- Due to the lack of interest and availability of other funds, we are proposing to rescind the Revolving Loan Program.

Rescind program due to lack of interest, private sources of loan funds, and Rise Program



QUESTIONS