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

City Hall
David B. Roberts Council Chambers
2729 Prospect Park Drive, Rancho Cordova

Monday, October 2, 2006

4:00 P.M. – Study Session
5:30 P.M. – Regular Meeting

AMENDED AGENDA

STUDY SESSION

Call to Order

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

Public Comment

At a study session, citizens are invited and encouraged to participate in discussion during the time the matter is discussed. Citizens wishing to address the Council for any matter not on the agenda may do so at this time. **The Mayor will call you to speak at this point on the agenda. Please keep your comments to three minutes or less and provide a Speaker Card to the City Clerk.** Please state your name and community of residence. Under the provisions of the California Government Code, the City Council is prohibited from discussing or taking immediate action on any unagendized item unless it can be demonstrated to be of an emergency nature or the need to take immediate action arose after the posting of the agenda.

Study Session Item

1. **Subject:** Public Information Program 2006/07.
   Recommendation: Council provide recommendations on the outreach strategies and tactics outlined in the City's Communication Plan for 2006/07.
   Result of Recommended Action: The Public Information Office will implement communication tactics as prioritized by the Council to achieve the Citywide goals.
   Staff Report: Erin Treadwill, City Manager's Office
   Advances Goals: 1, 4, 8, 10, and 13

ADJOURNMENT OF STUDY SESSION

Note: *Time listed on the agenda is approximate and for convenience only

REGULAR MEETING – CALL TO ORDER

Call to Order

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

Metro Cable TV Telecast Announcement

Pledge of Allegiance

Invocation

2. Minister, Steve Hinton with New Horizons Christian Church, will give the invocation.

Presentation(s)

3. Proclamation for Victor Vasquez for rescuing a disabled man from a burning vehicle.
4. Presentation for LEED Certification of City Hall.
5. Presentation of City Hall Grand Opening Memory Books and Commemorative Ribbons to City Council.
6. Proclamation for Lawsuit Abuse Awareness Week.

ORAL COMMUNICATIONS

7. **Public Comment**

   Citizens wishing to address the Council for any matter on the Consent Calendar or not on the agenda may do so at this time by completing and submitting a (blue) 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.

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CONSENT CALENDAR ITEMS – ROLL CALL VOTE

8. **Subject:** Ordinance Amending Chapter 6.130, Section 6.130.040(a) of the Rancho Cordova Municipal Code Relating to the Protection of Children from Sexual Offenders.
   Recommendation: Waive second reading and adopt Ordinance No. 55-2006. **(Roll Call Vote)**
   Result of Recommended Action: Adoption of Ordinance will protect children from contact and potential sexual assault by registered sex offenders while using Rancho Cordova's public libraries.
   Staff Report: Adam Lindgren, City Attorney's Office
   Advances Goals: 5

9. **Subject:** Old Placerville Road Final Conditions of Approval and Ordinance No. 50-2006 rezoning a portion of the property to RD-10 and Ordinance No. 51-2006 approving a Development Agreement. **(Continued from September 18, 2006)**
   Recommendation: Review Final Conditions of Approval and waive second reading and adopt Ordinance No. 50-2006 and 51-2006. **(Roll Call Vote)**
   Result of Recommended Action: Approval of the Tentative Subdivision Map will allow for the creation of 40 parcels with four parcels designated for office buildings, 35 residential parcels designated for single-family homes, and one parcel designated for an access driveway. The rezone will divide the property into two zoning districts: MP Zone on 2.5 acres for the office buildings and RD-10 zone on 2.5 acres for the residential development. The Special Development Permit will allow for the deviation of typical lot size and setback requirements. The Residential Design Review will allow for the construction of the single-family homes according to the approved plans. A Development Agreement accompanies the project approval.
   Staff Report: Jeffrey Beiswenger, Planning Department
   Advances Goals: 1, 6, and 7

10. **Subject:** Resolution in Support of Proposition 1C, Housing and Emergency Shelter Act.
    Recommendation: Adopt Resolution No. 165-2006.
    Result of Recommended Action: Proposition 1C would authorize the state to sell general obligation bonds to fund 13 new and existing housing and development programs. Council support of this measure is consistent with Citywide Goals.
    Staff Report: Stephanie Snyder, City Manager's Department
    Advances Goals: 1, 4, 5, 6, 7, 8, 9, 11, and 13

11. **Subject:** Resolution Authorizing the City Manager to Execute Contract with URS Corporation in the Amount of $120,000.00 for On-Call Engineering Services Related to Capital Improvement Program Cost Updates.
    Recommendation: Adopt Resolution No. 166-2006.
    Result of Recommended Action: The recommended action will allow the City Manager to execute a contract for consultant services with URS Corporation associated with the City's effort to update the Transportation System Capital Improvement Program. Funding for the contract will be provided from the Transporation Impact Fees Fund. There will be no financial impact to existing residents.
    Staff Report: Cyrus Abhar, Public Works Department
    Advances Goals: 2 and 11

12. **Subject:** Development Agreement – 2006 Annual Review for Anatolia III; Sunridge, LLC, Sunridge Park; Rancho 80, Sunridge Park; Woodside Sunridge, Sunridge Park; Sunridge Park Limited Partnership, Sunridge Park; Beazer Homes, Anatolia I & II; GMAC and U.S. Home, Anatolia Units I & II; GMAC, Lennar, and U.S. Homes, KB North Douglas LLC, Anatolia II, Lot 8; U.S. Home, Capital Village; Beazer Homes.
    Recommendation: Council find the developer's are in compliance with their respective development agreements.
    Result of Recommended Action: The review and acceptance of the annual report would fulfill the State obligation pursuant to Government Code Section 65864 et seq., and terms of the Development Agreements the City has executed.
    Staff Report: William Campbell, Planning Department
    Advances Goals: 6, 8, and 11

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13. **Subject:** San Joaquin Valley College (SJVC) Refund of Appeal fee.
Recommendation: Staff recommends the City does not refund the appeal fee of $3,376 to San Joaquin Valley College (SJVC). The fee was paid by the applicant to process the appeal of a denial of a Conditional Use Permit (CUP) by the Planning Commission for an oversized sign in the Highway 50 special sign corridor.
Result of Recommended Action: If Council decides to deny the request for refund of the appeal fee, no additional action is required.
Staff Report: Paul Junker, Planning Department
Advances Goal: 10

PUBLIC HEARING ITEMS

14. **Subject:** Capital Village Commercial RC-05-193 Design Review.
Recommendation: That Council:
a) Determine the Final Supplemental Mitigated Negative Declaration is adequate under the California Environmental Quality Act (CEQA) Guidelines; and
b) Adopt Resolution 167-2006 approving commercial design review, subject to the Conditions of Approval and Design Review Package.
Result of Recommended Action: Approval would allow the applicant to pursue building permits, site improvements and other approvals needed to construct a 307,464 square foot commercial shopping center project on a 27.4-acre project site as part of the Capital Village project.
Staff Report: Jeffrey Beiswenger, Planning Department
Advances Goals: 1, 2, 4, and 8

15. **Subject:** JSP Warehouse Building – Security Park RC-06-238 Design Review
Recommendation: That Council:
a) Determine that the project is Categorically Exempt under Section 15303, New Construction or Conversion of Small Structures, of the California Environmental Quality Act (CEQA) Guidelines; and
b) Adopt Resolution 168-2006 approving Commercial Design Review subject to the Conditions of Approval and Design Review Package.
Result of Recommended Action: Approval will allow the application to construct a 5,000 square foot metal warehouse building with a 2,500 square foot covered area.
Staff Report: Jeffrey Beiswenger, Planning Department
Advances Goals: 1 and 8

*7:30 P.M. - BREAK

REGULAR CALENDAR ITEMS

16. **Subject:** Review and Update on American River Parkway Plan Update.
Recommendation: Provide direction to staff to be transmitted to the American River Parkway Plan Update Team. City Council direction will be forwarded to the Parkway Plan Team and will be considered in future hearings before the Commissions and Councils/Boards of the City of Rancho Cordova, Cordova Recreation and Park District, City of Sacramento and Sacramento County.
Result of Recommended Action: This review will inform the City Council and the community on the latest proposals under consideration in the Parkway Plan Update. Staff will explain changes since the last City Council review of the Parkway Plan and request the

City Council either endorse the current proposals or recommend specific revisions to proposed uses.
Staff Report: Paul Junker, Planning Department
Advances Goals: 1, 7, and 12

17. **Subject:** Reconsideration of Council Discretionary Funding.
Recommendation: Council provides direction to staff regarding reconsideration of Discretionary Funding Program.
Result of Recommended Action: A Discretionary Funding Program would allocate monies to be distributed to Mayor and Council Member's.
Staff Report: Council Member Ken Cooley
Advances Goals: 11

18. **Subject:** Ordinance Amending Chapter 4.22, "Cardrooms" of the Rancho Cordova Municipal Code.
Recommendation: Waive the first reading and introduce Ordinance No. 56-2006 and continue to October 16, 2006. **(Roll Call Vote)**
Result of Recommended Action: Passage of this Ordinance will eliminate a two-year local residency/business requirement for cardroom license applicants and extend the sunset provision of the City's cardroom ordinance, which is currently set to expire at the end of 2006.
Staff Report: Joseph Chapman, City Attorney's Office
Advances Goals: 1, 8, and 10

CORRESPONDENCE

COUNCIL REPORTS

COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

CITY MANAGER'S REPORT

ADJOURNMENT

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ADDITIONAL INFORMATION

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

CITYWIDE GOALS - (Adopted March 20, 2006)	
1.	Foster a Positive Image of Rancho Cordova
2.	Improve Transportation & Connectivity
3.	Champion Employee Development & High Performance Work Environment
4.	Ensure the Availability of the Best Public Services in the Region
5.	Establish a Vibrant Downtown
6.	Ensure a Safe Community
7.	Improve the Quality of Housing In Rancho Cordova
8.	Sustain a Livable Community
9.	Drive Diverse Economic Opportunities
10.	Foster Responsible Citizenship
11.	Practice Sound Fiscal Management
12.	Establish Logical (City) Boundaries
13.	Continue To Provide Regional Leadership

UPCOMING MEETINGS	
Monday, October 16, 2006	***5:30 p.m. – Regular Meeting***
Tuesday, October 24, 2006	***5:30 p.m. – Work Session – Joint Meeting with Cordova Recreation and Park District***
Monday, October 30, 2006	***5:30 p.m. – Work Session on Metropolitan Transportation Plan***
Monday, November 6, 2006	***4:00 p.m. – Study Session (TBD) 5:30 p.m. – Regular Meeting***
Tuesday, November 14, 2006	***4:00 p.m. – Closed Session – Public Employee Performance Evaluation***
Monday, November 20, 2006	***5:30 p.m. – Regular Meeting***
Tuesday, November 28, 2006	***5:30 p.m. – Work Session (TBD)***

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

DEPARTMENTAL GENERAL TELEPHONE NUMBERS	
Building Department	(916) 851-8760
Finance Department	(916) 851-8730
Planning Department	(916) 851-8750
Public Works Department	(916) 851-8710
Redevelopment & Economic Development Department	(916) 851-8780

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The Rancho Cordova City Council/CRA/RCFC will be videotaped in its entirety and will be cablecast without interruption on Metro Cable 14, the Government Affairs Channel on the Comcast, SureWest and Strategic Technologies Cable Systems. Tune to Metro Cable Channel

14, for playback times. It will be webcast at www.sacmetrocable.tv. A VHS copy is also available for check out from any library branch. The City does not control scheduling of this telecast and persons interested in watching the televised meeting should confirm this schedule with Metro Cable TV, Channel 14.

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

CERTIFICATION OF POSTING OF AGENDA

I, Melissa Androlowicz, Deputy City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the Monday, October 2, 2006 Special and Regular Meeting of the Rancho Cordova City Council/CRA/RCFC was posted and available for review on September 28, 2006 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 web site at www.cityofranchocordova.org.

Signed this 28th day of September of 2006 at Rancho Cordova, California.

Melissa Androlowicz

Melissa Androlowicz, Deputy City Clerk

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MEMORANDUM

DATE: October 2, 2006

TO: Honorable Mayor and Council Members

FROM: Erin Treadwell, Public Information Officer

SUBJECT: **STUDY SESSION ON PUBLIC INFORMATION PROGRAM 2006/07**

RECOMMENDATION

Provide feedback to the Public Information Office recommendations on the outreach strategies and tactics outlined in the City's Communication Plan for 2006/07.

RESULT OF RECOMMENDED ACTION

The Public Information Office will implement communication tactics as prioritized by the Council to achieve the Citywide goals.

BACKGROUND

Built directly from the Goals and Objectives, this first City Communication Plan is a roadmap to proactive marketing of the successes of the City. The plan provides situational analysis, purpose, challenges, benefits, and key messages which serve as the underpinnings to the actual staff work that will occur. The plan then moves into definitive objectives, strategies and tactics to be used, which tie directly to the objectives and staff actions already articulated by the Council in the City's Goals and Objectives.

The plan also provides the framework for the Public Information Office to assess the value of communication opportunities against the expressed desires of the Council and the realities of funding and staff resources.

In the same way that the General Plan sets the stage for specific plans, this document sets the areas of focus for the Public Information Office for the upcoming year, with guideposts for more specific planning and implementation efforts, such as a Code Enforcement education plan.

Included in this plan are tactics, that for reasons of funding or staff resources, cannot be achieved this year, but have been articulated by staff and council as important items which may come to fruition in future years, or if other resources

are made available. The heart of this study session is to adopt or amend the recommended strategies and tactics to be achieved in the current fiscal year.

Some tactics have begun to be implemented yet there is plenty of opportunity for adjustments and even additions to the plan, with the understanding that priorities must be articulated and not all outreach objectives may be achievable in 2006/07.

ATTACHMENT

Public Information Communications Plan.

DRAFT
Public Information Communications Plan

City Goals Related to Public Information

Primary:
- Foster a positive image of Rancho Cordova
- Foster Responsible Citizenship

Secondary:
- Ensure the Availability of the Best Public Services in the Region
- Sustain A Livable Community
- Continue To Provide Regional Leadership

Mission of the Public Information Office

Develop and implement progressive public information programs which promote the city goals.

Key to Plan:

- Items *underlined and italicized* are objectives taken verbatim from the City Goals and Objectives with numbers corresponding to one or more goals.
- Items *italicized with staff action* preceding the statement are staff actions taken verbatim from the City Goals and Objectives with numbers corresponding to one or more goals.

Situational Analysis:

Incorporated July 1, 2003, the Rancho Cordova community, prior to cityhood, had a robust history spanning from its early pioneer settlers to the Space Age. The area boomed when Mather AFB, and Aerojet, thrived during the cold war era.

But base closures, recessions, a shift in population, and an increase in crime in the 1990's led to a perception in both residents and the region, that Rancho Cordova was an undesirable place to live. Continued neglect by Sacramento County to the service needs of the community and poor land planning only exacerbated a downward trend in our image.

One bright spot in this era was the migration of large companies who found Rancho Cordova an inexpensive place to locate a large regional office along the Highway 50 Corridor; creating an enviable jobs base. But those who work here, generally don't live here.

Throughout the ups and downs of the community, long-time residents vowed a Rancho Cordova resurgence. Their passion led to the success of taking control of their destiny and making Rancho Cordova a City. But cityhood is a start, not an ending.

As officials and staff wrestle with substantive issues that will shape what this City will be like for the next century, we are also mindful that those who voted for our creation expect and want a City responsive, right now, and on a very personal level. The communication efforts of the City must be crafted with the foremost purpose of demonstrating why cityhood is a benefit to those living and doing business in Rancho Cordova.

Plan Purpose

Create a Communications Outreach Plan for the City which highlights improved services, local assets and amenities for both residents and visitors (1)

This plan is a broad, flexible document that recognizes the need to build small, targeted public relation plans for specific services and economic development efforts. The City's key messages need to be integrated in all communication efforts whether it is about the launch of a new service or the removal of a long-time eyesore.

The plan also recognizes that resources are not limitless and there needs to be a prioritization of the programs we will be promoting.

This plan addresses a proactive approach to communicating the City's messages, yet is mindful that the nature of Rancho Cordova and its unique position of being a new city brings many communication opportunities to our doors. We will need to be judicious in choosing what we can and cannot do. If the opportunity provides us a way to forward our goals, meets the objective of the general or a specific communication plan, and we have the monetary and staff resources to properly support the opportunity, then we may pursue it. If it does not, we have to seriously consider the wisdom of investing time and dollars. This plan will provide the framework to make such decisions.

Communication Challenges:

- Changing the mindset of those who accept, without question, that Rancho Cordova is a problem area and a place to get away from. This maybe more prevalent in our own residents than those outside the community.
- Making residents typically uninvolved with the City care about it
- Resetting expectations of what a City can and cannot do. (Why is the Stagger Inn still standing?)
- Communicating with a population diverse in age, education, ethnicity and income levels.

Opportunities:

- We are viewed regionally as up and coming.
- Have a reputation for being open and responsive to media
- Organizations are coming to us to seek our participation and provide us platforms to get our message out.

Audiences:

- Citizens of Rancho Cordova who worked toward cityhood and anticipate the fulfillment of cityhood promises
- Residents who may only care about a service or two but not pay much heed to other City activities.
- Developers keen to learn how the City is positioning itself of the future and the economic opportunities available
- Current and future business owners
- New residents who are getting their first impression of the City
- Partners who we work with to provide services and planning.
- City staff who are representatives of the City.

Key Messages

- The City of Rancho Cordova is reinventing itself.
- Rancho Cordova is safe and thriving community where you can raise a family and do business.
- Rancho Cordova is responsive and nimble, able to rapidly change and adapt to meet changing service needs.
- Rancho Cordova is a broker, facilitator, catalyst. We have a fresh approach to doing business and bringing value-added resources to the community.
- Rancho Cordova is an entrepreneurial City that values its heritage, yet seeks new and cutting edge ways to achieve its goals.
- Rancho Cordova is a proud City with high expectations for both provision of services and citizens regard for their hometown.

Key Words

- Vibrant City
- Quality of Life
- Prosperity
- Planned Growth
- Diversity
- Abundant Resources
- Natural Beauty
- Convenience
- Proud Heritage
- Accessibility to Local Government
- Business Friendly
- Family Oriented
- Community Focused

Communication Plan Objectives:

A. *Foster a Positive Image of Rancho Cordova (1)*

B. To provide timely, accurate information on the City to stakeholders and the media

C. Develop specific outreach plans for programs deemed priorities

D. Measure the success of City services and communication efforts

E. To be prepared to provide communication response during a crisis or disaster

Approach and Strategies

1. Continue the implementation of City Life. Reinvented image campaign.

2. *Promote the enhancement of Rancho Cordova's existing neighborhoods and commercial districts* through specific outreach programs *(8)*

3. Increase the level of involvement in community activities which provide marketing opportunities to promote the City's goals and Key Messages.

4. Implement technology solutions for providing better customer service and communications with the public.

5. Continue to nurture media and outreach opportunities generated by City departments to promote services and information which are tangible benefits of city hood.

6. Measure the success of City services and communication efforts via public opinion polling.

7. Create a crisis communication plan to increase emergency preparedness and information dissemination during a disaster.

Approach/Strategies	Tactics	Progress	Priority
1. Continue the implementation of City Life. Reinvented image campaign.	a. Advertising campaign to build awareness and promote assets • *Staff Action: Campaign will include slogan, redesign of newsletter and web site, creation of art for advertising and displays, standards for visual elements associated with the City. It will be the emotional component to the communication plan(1)*	EC Ad completed and ad buys are in progress	1
Staff Action: Develop and begin implementing a comprehensive branding campaign (1,8)	b. Publish quarterly newsletter	On going Fall edition out Winter Dec 1	1
	c. Develop and distribute City Quality of Life Brochure (s) for promotion of image and economic development	In development	1
	d. *Staff Action: Publish Annual State of Community Report (linked to customer survey) (1)*	Release Feb 07	1
	• *Staff Action: Implement a mobile City Hall to visit at least 3 community events (10)* • Develop City promotional video/DVD to use in introducing and promoting the City • Print a business system, folders, letterhead etc featuring the new brand • Develop a City Calendar as a branding vehicle		

2.Promote the enhancement of Rancho Cordova's existing neighborhoods and commercial districts through specific outreach programs (8) Create a City services outreach program (10). Engage members of the community in the enhancement of Rancho Cordova (8)	a. Create an Economic Outlook Communication Program • Creation of an e-newsletter/email list serve for Economic Development updates and alerts	Planning to begin Oct 2006 – outline for enewsletter has begun	I
	b. Create a Neighborhood Services Code Enforcement Education Program (1, 10) a. *Staff Action: Increase awareness about city standards related to proper care and upkeep of property through the mobile City Hall event information, newspaper articles and the City newsletter (Also under Responsible Citizenship)(1, 10)*	Awaiting neighborhood services manager. Planning to begin Oct 2006	I
	• Create a New Resident Program • *Staff Action: Assist Cordova Community Council with City services information for welcome packet, i.e. Building Standards, etc. (10)* • *Staff Action: Implement outreach to all new residents of Rancho Cordova (Codes, voting, CC&R's remind them of city land uses, etc.) (8)* • *Staff Action: Host networking events for organizations within the City to share ideas and conduct business. (8)*		

3. Increase the level of involvement in community activities which provide marketing opportunities to promote the City's goals and Key Messages. *Staff Action: Be a sponsor, broker, catalyst and facilitator for community-based events that enhance the City's image and promotes its goals (Fourth of July, Salmon Festival, Eppie's Great Race, Veteran's Day Parade, etc)(1)* *Create City sponsored recognition programs which encourage image improvement activities. (1)*	**Note:** Originally the communication plan included suggested events and a list of activities we would sponsor and/or participate in. Since June, the City, at the Council's direction, has been developing an MOU with the Cordova Community Council and much of these kinds of opportunities would be driven by this MOU, as well as decisions regarding sponsorships and events. Funding for these activities has been shifted to the Council for discretionary use and in anticipation of the Cordova Community Council's new role.		
	a. Develop a City Booth for use on outreach opportunities and events that meet communication goals	Booth on order	2
	b. Stock event and message appropriate promotional items to use in outreach efforts	Ongoing	2
	c. *Staff Action: Establish a Speaker's Bureau using Council, Commissioners, senior staff (1)*	Dec 06	2
	d. Expand banner program to other corridors and for City sponsored events • *Staff Action: Create signage and markers that identify historic locations, special events, location of civic activities that fit within the visual context of the brand (1)*	Holiday Season and Image banners in production. Banner policy drafted	
	• *Staff Action: Host quarterly civic events for participation, education, celebration of City activities (e.g., Believe in the Boulevard Open House, Neighborhood Cleanup) (8)* • *Staff Action: Implement the Planning Commission's "Orchids & Onions" awards program (also under Livable Community) (1,8)*		

4. Implement technology solutions for providing better customer service and communications with the public *Ensure accessibility to the latest technology to our resident and businesses(4)*	• Develop new, customer focused web site will include interactive features for citizens requests, ability to conduct financial transactions and be a leading edge source of information and streamlined service for the citizens. ○ *Staff Action: Launch a new, service oriented web site which will serve as an electronic gateway to our community(1)* ○ *Staff Action: Explore ways to improve the City's website to provide service in new ways. (3)*	RFP in development. Stated to go out Oct 2006.	1

5. Continue to nurture media and outreach opportunities generated by City departments to promote services and information which are tangible benefits of city hood. *Be known and admired for our leadership in solving regional problems(13)*	a. Continue proactive media outreach on City Successes. Upcoming in 2006-07 o Folsom Blvd Beautification o General Plan items o Launch of Cohesive Neighborhood Services o Economic development successes o Infrastructure improvements – paving, signal lights o Home values – neighborhood improvements o Public Safety Good News o Kilgore Cemetery o July 4 2007 – Doing things differently o Annexation • *Staff Action: Publicize and share our accomplishments in innovative government* (13)	Always ongoing	I
6. Create a crisis communication plan to increase emergency preparedness and information dissemination during a disaster		In progress since 05, in conjunction with development of City emergency plan lead by RCPD	I

7. Measure the success of City services and communication efforts via public opinion polling. *Conduct public opinion survey to gauge residents feelings on services and identify community needs (1)* *Gather data on customer needs and continually monitor and measure progress (4)*	• *Staff Action: Conduct public opinion and customer survey(4)* • *Staff Action: Implement customer survey to measure citizen concern over public safety issues and to prioritize public safety operations (6)*	Regional Survey in progress 9/06 Second City Survey slated for Spring 07	2

DRAFT
Public Information Communications Plan

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- Organizations are coming to us to seek our participation and provide us platforms to get our message out.

Audiences:

- Citizens of Rancho Cordova who worked toward cityhood and anticipate the fulfillment of cityhood promises
- Residents who may only care about a service or two but not pay much heed to other City activities.
- Developers keen to learn how the City is positioning itself of the future and the economic opportunities available
- Current and future business owners
- New residents who are getting their first impression of the City
- Partners who we work with to provide services and planning.
- City staff who are representatives of the City.

involvement in professional orgs

• exterior audience • regional visitors

Key Messages

- The City of Rancho Cordova is reinventing itself.
- Rancho Cordova is safe and thriving community where you can raise a family and do business.
- Rancho Cordova is responsive and nimble, able to rapidly change and adapt to meet changing service needs.
- Rancho Cordova is a broker, facilitator, catalyst. We have a fresh approach to doing business and bringing value-added resources to the community.
- Rancho Cordova is an entrepreneurial City that values its heritage, yet seeks new and cutting edge ways to achieve its goals.
- Rancho Cordova is a proud City with high expectations for both provision of services and citizens regard for their hometown.

Key Words

- Vibrant City
- Quality of Life
- Prosperity
- Planned Growth
- Diversity
- Abundant Resources
- Natural Beauty
- Convenience
- Proud Heritage
- Accessibility to Local Government
- Business Friendly
- Family Oriented
- Community Focused

Communication Plan Objectives:

City participation.
City visibility.

A. *Foster a Positive Image of Rancho Cordova (1)*

B. To provide timely, accurate information on the City to stakeholders and the media

C. Develop specific outreach plans for programs deemed priorities

D. Measure the success of City services and communication efforts

E. To be prepared to provide communication response during a crisis or disaster

Approach and Strategies

1. Continue the implementation of City Life. Reinvented image campaign.

2. *Promote the enhancement of Rancho Cordova's existing neighborhoods and commercial districts* through specific outreach programs *(8)*

3. Increase the level of involvement in community activities which provide marketing opportunities to promote the City's goals and Key Messages.

4. Implement technology solutions for providing better customer service and communications with the public.

5. Continue to nurture media and outreach opportunities generated by City departments to promote services and information which are tangible benefits of city hood.

6. Measure the success of City services and communication efforts via public opinion polling.

7. Create a crisis communication plan to increase emergency preparedness and information dissemination during a disaster.

Approach/Strategies	Tactics	Progress	Priority
1. Continue the implementation of City Life. Reinvented image campaign. *Staff Action: Develop and begin implementing a comprehensive branding campaign (1,8)*	a. Advertising campaign to build awareness and promote assets • *Staff Action: Campaign will include slogan, redesign of newsletter and web site, creation of art for advertising and displays, standards for visual elements associated with the City. It will be the emotional component to the communication plan(1)*	EC Ad completed and ad buys are in progress	1
	b. Publish quarterly newsletter	On going Fall edition out Winter Dec 1	1
	c. Develop and distribute City Quality of Life Brochure (s) for promotion of image and economic development	In development	1
	d. Staff Action: Publish Annual State of Community Report (linked to customer survey) (1)	Release Feb 07	1
	• *Staff Action: Implement a mobile City Hall to visit at least 3 community events (10)* • Develop City promotional video/DVD to use in introducing and promoting the City • Print a business system, folders, letterhead etc featuring the new brand • Develop a City Calendar as a branding vehicle		

2.Promote the enhancement of Rancho Cordova's existing neighborhoods and commercial districts through specific outreach programs (8) Create a City services outreach program (10). Engage members of the community in the enhancement of Rancho Cordova (8) • raising quality of life for residents.	a. Create an Economic Outlook Communication Program • Creation of an e-newsletter/email list serve for Economic Development updates and alerts	Planning to begin Oct 2006 – outline for enewsletter has begun	I
	b. Create a Neighborhood Services Code Enforcement Education Program (1, 10) a. *Staff Action: Increase awareness about city standards related to proper care and upkeep of property through the mobile City Hall event information, newspaper articles and the City newsletter (Also under Responsible Citizenship)(1, 10)*	Awaiting neighborhood services manager. Planning to begin Oct 2006 equivalent of Dial Before You Pile!	I
	• Create a New Resident Program • *Staff Action: Assist Cordova Community Council with City services information for welcome packet, i.e. Building Standards, etc. (10)* • *Staff Action: Implement outreach to all new residents of Rancho Cordova (Codes, voting, CC&R's remind them of city land uses, etc.) (8)* • *Staff Action: Host networking events for organizations within the City to share ideas and conduct business. (8)*		
• social marketing model → why are they doing this behaviour?			

3. Increase the level of involvement in community activities which provide marketing opportunities to promote the City's goals and Key Messages. *Staff Action: Be a sponsor, broker, catalyst and facilitator for community-based events that enhance the City's image and promotes its goals (Fourth of July, Salmon Festival, Eppie's Great Race, Veteran's Day Parade, etc)(1)* *Create City sponsored recognition programs which encourage image improvement activities. (1)*	**Note:** Originally the communication plan included suggested events and a list of activities we would sponsor and/or participate in. Since June, the City, at the Council's direction, has been developing an MOU with the Cordova Community Council and much of these kinds of opportunities would be driven by this MOU, as well as decisions regarding sponsorships and events. Funding for these activities has been shifted to the Council for discretionary use and in anticipation of the Cordova Community Council's new role.		
	a. Develop a City Booth for use on outreach opportunities and events that meet communication goals	Booth on order	2
	b. Stock event and message appropriate promotional items to use in outreach efforts	Ongoing	2
	c. *Staff Action: Establish a Speaker's Bureau using Council, Commissioners, senior staff (1)*	Dec 06	2
	d. Expand banner program to other corridors and for City sponsored events • *Staff Action: Create signage and markers that identify historic locations, special events, location of civic activities that fit within the visual context of the brand (1)*	Holiday Season and Image banners in production. Banner policy drafted	
	• *Staff Action: Host quarterly civic events for participation, education, celebration of City activities (e.g., Believe in the Boulevard Open House, Neighborhood Cleanup) (8)* • *Staff Action: Implement the Planning Commission's "Orchids & Onions" awards program (also under Livable Community) (1,8)*		

4. Implement technology solutions for providing better customer service and communications with the public *Ensure accessibility to the latest technology to our resident and businesses(4)*	• Develop new, customer focused web site will include interactive features for citizens requests, ability to conduct financial transactions and be a leading edge source of information and streamlined service for the citizens. ○ *Staff Action: Launch a new, service oriented web site which will serve as an electronic gateway to our community(1)* ○ *Staff Action: Explore ways to improve the City's website to provide service in new ways. (3)*	RFP in development. Stated to go out Oct 2006.	1

5. Continue to nurture media and outreach opportunities generated by City departments to promote services and information which are tangible benefits of city hood. *Be known and admired for our leadership in solving regional problems(13)*	a. Continue proactive media outreach on City Successes. Upcoming in 2006-07 ○ Folsom Blvd Beautification ○ General Plan items ○ Launch of Cohesive Neighborhood Services ○ Economic development successes ○ Infrastructure improvements – paving, signal lights ○ Home values – neighborhood improvements ○ Public Safety Good News ○ Kilgore Cemetery ○ July 4 2007 – Doing things differently ○ Annexation • *Staff Action: Publicize and share our accomplishments in innovative government* (13) • story of the week • plant stories	Always ongoing	I
6. Create a crisis communication plan to increase emergency preparedness and information dissemination during a disaster		In progress since 05, in conjunction with development of City emergency plan lead by RCPD	I

7. Measure the success of City services and communication efforts via public opinion polling. *Conduct public opinion survey to gauge residents feelings on services and identify community needs (1)* *Gather data on customer needs and continually monitor and measure progress (4)*	• *Staff Action: Conduct public opinion and customer survey(4)* • *Staff Action: Implement customer survey to measure citizen concern over public safety issues and to prioritize public safety operations (6)*	Regional Survey in progress 9/06 Second City Survey slated for Spring 07	2

CITY OF RANCHO CORDOVA

ORDINANCE NO. 55-2006

AN ORDINANCE OF THE CITY COUNCIL OF RANCHO CORDOVA AMENDING CHAPTER 6.130 SECTION 6.130.040(a) OF THE RANCHO CORDOVA MUNICIPAL CODE RELATING TO THE PROTECTION OF CHILDREN FROM SEXUAL OFFENDERS

RECITALS

WHEREAS, the City Council of the City of Rancho Cordova desires to impose safety precautions in furtherance of the compelling goal of protecting children from contact and potential sexual assault by registered sex offenders; and

WHEREAS, the City Council adopted Urgency Ordinance 47-2006 amending Title 6 of the Rancho Cordova Municipal Code, adding Chapter 6.130 relating to the protection of children from sexual offenders; and

WHEREAS, sex offenders pose a clear threat to the children residing or visiting in the community. Further, there is no cure for sex offenders; there are no guarantees that they will not re-offend, and convicted sex offenders are more likely than any other type of offender to re-offend for another sexual assault; and

WHEREAS, it is anticipated that Rancho Cordova will be imminently chosen as a location for the placement of numerous sexual offenders on their release from incarceration, and without an ordinance such as this, children in Rancho Cordova may unnecessarily be put at increased risk; and

WHEREAS, in order to reduce the potential risk of harm to children in Rancho Cordova, there is a need to limit the opportunity for sex offenders to be in contact with unsuspecting children in locations that are primarily designed for use by, or are often used by children; and

WHEREAS, public libraries attract and are used by a large number of children in Rancho Cordova; and

WHEREAS, the City wishes to protect children using the City libraries from contact and potential sexual assault by registered sex offenders.

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

Section 1. Rancho Cordova Municipal Code Chapter 6.130, "Protection of Children from Sexual Offenders," Section 6.130.040(a), "Prohibition," is hereby amended to read as follows:

"a. A sex offender is prohibited from being on or within three hundred (300) feet of the grounds of public or private schools for children, centers or facilities that

AGENDA ITEM # 9

provide day care or children's services, video arcades, teen centers, public libraries, public and private playgrounds and play facilities, parks, youth sports facilities, skate parks, public swimming pools and bus stops in the immediate vicinity of parks and schools. For purposes of this section, distances shall be measured from the edge of the parcel or contiguous parcels where the identified use is located."

Section 2. Severability.

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

Section 3. Effective Date and Publication.

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

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova this 2nd day of October 2006, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Robert J. McGarvey, Mayor

ATTEST:

_____
Anna Olea-Moger, CMC, City Clerk

MEMORANDUM

DATE: October 2, 2006

TO: Honorable Mayor and Council Members

FROM: Jeffrey S. Beiswenger, AICP, Senior Planner

SUBJECT: **OLD PLACERVILLE ROAD – Final Conditions of Approval**

On September 5, 2006 the City Council held a public hearing and approved entitlements necessary for two related Old Placerville Road projects: 35 units of residential (RC-05-183) requiring a rezone, development agreement, tentative subdivision map, special development permit and residential design review; and four office buildings (RC-06-217) requiring commercial design review. With the exception of the rezone and development agreement all of the other entitlements were approved by City Council resolution that evening. The rezone and development agreement were not adopted on September 5 since a second reading is required to adopt the necessary ordinances.

The City Council directed staff to make several changes to the conditions of approval (COAs) for both the residential project and office project. Staff completed these changes as requested and incorporated them into the final conditions of approval as follows:

- **Require tree preservation**. A tree survey indicated that the property had some oak trees at the perimeter of the property that could be preserved. It may also be possible to preserve some oak trees internal to the property. Tree mitigation will be required for any trees that are removed. A condition of approval requires that a tree preservation plan be prepared, which will enable staff to look at preserving as many trees as possible based on the site layout. This plan will require construction fencing to protect trees during construction (RC-05-183, COA #5, #6).

- **Location of residential trash, recycling and yard waste containers**. The storage of containers and the location of those containers on collection day is a concern. A condition of approval was added to require that the location for trash pick-up day be clearly identified for each parcel. The condition also requires that containers are stored out of view (RC-05-183, COA #35).

- **Enhance facades facing street**. A condition of approval was added to require that the side facades of homes visible from the street receive a higher level of design detail (RC-05-183, COA #34).

- **Dumpsters for office development.** The location and illustrations of dumpsters for the office portion of the site was not provided for design review. A condition of approval was added to require that the location and design be approved by the planning director (RC-06-217, COA # 4).

AGENDA ITEM # 9

- **Conditions added to office approval so it can "stand-alone".** Certain conditions of approval apply to both the residential and office portions of the property. These conditions are mitigation measures contained in the Old Placerville Road Mitigated Negative Declaration. It is possible that the office portion of the site could develop independently of the residential portion. A condition was added to clearly incorporate the mitigation measures into the office approval (RC-06-217, COA #3).

ATTACHMENTS

1. Final COAs, Old Placerville Road, RC-05-183
2. Final COAs, Old Placerville Road Offices, RC-06-217

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
1.	The project approval is for the "Old Placerville Road" project comprising 5.0 acres and proposes four office parcels on 2.4 acres and 35 dwelling units on 2.6 acres. Entitlements for the project include: a rezone of the residential portion of the development to RD-10; tentative parcel map to create four office parcels and 35 residential parcels; a special development permit to allow deviation from typical lot size and setback requirements; a development agreement to accompany the project approval (Project RC-05-183).	On-Going	Planning	
2.	The Tentative Subdivision Map approval is valid for three years from the date of City Council approval, unless an extension of time is subsequently approved per Government Code Section 66452.6(e), unless extended by the terms of a Development Agreement.	Three years, commencing with the date of approval	Planning	
3.	The Applicant shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	On-Going	Planning	

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
4.	The applicant shall comply with all the mitigation measures included in the Mitigated Negative Declaration dated November 2005, and pay the costs of any technical consultant services incurred during implementation of the MMRP. The initial estimate of these costs is $7,500. If the initial estimate exceeds the actual monitoring costs, the balance shall be refunded to the proponent, and if the actual monitoring costs exceed the initial estimate, the proponent shall be responsible to pay the additional amount.	On-Going	Planning	
5.	The large oak tree in the middle of the project shall be preserved. Prior to the removal of the remaining trees on-site the project proponent shall submit to the City a Tree Removal Plan identifying each tree to be removed and the species, size, location, and relative health of each tree. Removal of any trees on the project site shall be conducted pursuant to the City of Rancho Cordova Tree Preservation Ordinance. Removal of trees shall not occur until the Rancho Cordova Planning Department approves the Tree Removal Plan. ***Mitigation Measure***	Prior to removal of any oak tree on site	Planning	
6.	The tree mitigation plan shall include provisions for the protection of perimeter trees on the project site. Trees internal to the site shall be preserved where practical using reduced protection measures if necessary without compromising the long-term health of the tree.	Prior to removal of any oak tree on site	Planning	
6.	Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during development activities, work shall be	Throughout construction activities	Planning	

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	suspended and the City shall be immediately notified. The applicant shall coordinate any necessary investigation of the site with appropriate specialists, as needed. The applicant shall be required to implement any mitigation necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.98 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If remains are determined to be Native American, guidelines of the NAHC are to be adhered to in the treatment and disposition of the remains. This measure shall be included as a note on all project plans. ***Mitigation Measure***			
7.	If any underground storage tanks (UST) are discovered during construction activities, the UST shall be removed as required by the County Environmental Management Department (EMD), Hazardous Materials Division. In addition, groundwater and soil investigation for contamination and remediation in the tank vicinity shall be conducted if required by the EMD. This mitigation measure shall be included on all improvement plans. ***Mitigation Measure***	Throughout construction activities	Planning	
8.	The project applicant shall adhere to the following standard mechanisms for mitigation of construction-related nuisances: a. Construction activities shall be limited to between 7:00 A.M. and 6:00 P.M. on weekdays and 8:00 A.M. and 6:00 P.M. on	Prior to approval of grading and/or improvement	Planning	

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	weekends; b. Stationary sources of construction noise such as compressors and generators shall be placed as far as possible from existing residential uses to the north and east of the project site; and c. Visible signage providing a name, address, and 24-hour phone number for information and/or complaints regarding the construction activities shall be posted on the site facing Old Placerville Road. ***Mitigation Measure***	plan and throughout construction activities		
	Prior to Grading or Public Improvement Plan Approval.			
9.	Applicant shall pay any outstanding staff costs associated with the preparation of the tentative map.	Prior to Issuance of Improvement Plans or grading permit	Finance	
10.	Applicant shall record the Conditions of Approval/Mitigation Monitoring Report Program and pay recordation fees to the County Recorder's Office.	Prior to Issuance of Improvement Plans, grading permit or recordation of any map	Planning	
11.	Design fire access roadways to meet minimum turning radii of 25-feet	Prior to	Fire District	

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	inside radius and 50-feet outside radius.	Improvement Plan approval		
12.	The project proponent shall comply with SMFD requirements for access driveway surfaces; vehicle parking shall be prohibited along the entire length of the internal roadway and approved fire lane identification signage/striping shall be provided; all internal roads shall be free of traffic calming measures, speed bumps, humps, etc.; sufficient visitor/guest vehicle parking spaces must be provided to prevent vehicle parking in the roadway.	Prior to Improvement Plan approval	Fire District	
13.	Plans shall be submitted to the fire prevention bureau showing hydrant locations for review and approval prior to construction. Fire hydrant details and fire department notes shall be shown on the site plans or improvement drawings.	Prior to Improvement Plan approval	Fire District	
14.	The project proponent shall ensure that all exposed surfaces, graded areas, storage piles, and haul roads are watered at least twice daily during construction activities. This requirement shall be included as a note on all improvement plans. ***Mitigation Measure***	Prior to issuance of grading permits and/or approval of improvement plans	Planning	
15.	The project proponent shall ensure that the amount of material actively worked, the amount of disturbed ground, and the amount of material stockpiled is minimized throughout the construction of the project. This requirement shall be included as a note on all improvement plans. ***Mitigation Measure***	Prior to issuance of grading permits and/or approval of improvement plans	Planning	

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
16.	The project proponent shall require that paved streets adjacent to the project site are washed or swept at least once daily to remove accumulated dust. This requirement shall be included as a note on all improvement plans. ***Mitigation Measure***	Prior to issuance of grading permits and/or approval of improvement plans	Planning	
17.	The project proponent shall ensure that materials or waste are not stockpiled on site for periods of more than seven consecutive days. Construction debris shall be transported to the proper disposal facility in a timely manner to avoid creating shelter for transient burrowing owls. This measure shall be included as a note in all improvement plans. ***Mitigation Measure***	Prior to issuance of grading permits and/or approval of improvement plans	Planning	
18.	Prior to each phase of grading and construction begun between February 1 and September 1, the applicant shall ensure that a preconstruction survey is performed to determine if active raptor nesting is taking place in the area. If nesting is observed, consultation with the California Department of Fish and Game (CDFG) shall occur in order to determine the protective measures which must be implemented for the nesting birds of prey. If nesting is not observed, no further action is required. If grading or construction occurs between September 2 and January 31, no preconstruction survey is required. However, if a hawk is noticed during construction activities, construction activities will halt and the CDFG and the City shall be notified prior to further actions.	Survey shall be conducted prior to approval of grading and/or improvement plans. Monitoring for birds of prey shall be conducted throughout	Planning	

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	Mitigation Measure	construction activities		
19.	The large oak tree in the middle of the project area shall be protected from any impacts during construction and from landscaping or structures in the project area. The ground under the oak tree within the drip line shall be maintained in its natural state. Landscaping and irrigation of the area within the drip line shall be conducted only after approval by the City of Rancho Cordova of the landscaping plan. During construction, the tree shall be protected by construction fencing at least six feet from the drip line of the tree. All contractors working on-site shall be notified of the tree's location and its protected status. The mitigation measure shall be included on all improvement plans for the project. ***Mitigation Measure***	Measure shall be included on all approved plans. Protective measures in place prior to site disturbance.	Planning	
20.	If the Sacramento Metropolitan Fire Department identifies that the design of the project would result in an obstruction or reduction in emergency access to the project site, changes to the project design shall be made by the project proponent, to the satisfaction of SMFD and the City in order to alleviate the problem. Such changes may include, but are not limited to: a. Increase the turn radius of internal roadways b. Widen internal roadways and parking lots to accommodate fire equipment travel c. Provide a secondary access to the project site on the western	Prior to approval of grading permit and/or improvement plans	Planning/ Fire	

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	side to the adjacent retail development d. Provide a secondary access point onto Old Placerville Road in the southern edge of the project area.			
	Prior to Final Map			
21.	Dedicate a 12.5-foot Public Utility Easement for overhead and underground facilities and appurtenances adjacent to all public street rights of way.	Prior to Recordation of Final Map	Public Works / SMUD	
22.	Dedicate Lot R and 12.5-feet adjacent thereto as a public utility easement for underground facilities and appurtenances.	Prior to Recordation of Final Map	Public Works / SMUD	
23.	A road maintenance agreement (RMA) shall be provided to the Fire District for review and approval. Following Fire District approval the RMA shall be recorded involving all the parcels of the subject map assuring timely maintenance of the private roadway. The agreement shall contain the following provisions: a. Provisions for the necessary repair and maintenance of the roadway surface. b. Removal of vegetation overgrowing the roadway and infringing on the roadway clear vertical height of thirteen feet six inches (13'-6") and/or width of twenty feet (20'-0"). c. Provisions for the maintenance, repair and/or replacement of NO PARKING – FIRE LANE signage or striping. d. Provisions for the necessary repair and maintenance of vehicle	Prior to Recordation of Final Map	Public Works / Fire	

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	and pedestrian access gates and opening systems. e. Unrestricted use of and access to the roadways covered by the agreements. f. Provisions for the control of vehicle parking in prohibited areas and a mechanism for the removal of vehicle illegally parked.			
24.	Dedicate the right-of-way for Old Placerville Road based on a 126-foot width to accommodate a future six-lane roadway. Install public street improvements that extend the existing curb & gutter and provide a continuous sidewalk connection with landscaping consistent with the existing four-lane facility. Utility modifications will also be provided as necessary. The final design of the improvements shall be submitted to Public Works for review and approval. As part of the deferred improvement (for a future six lane facility) along Old Placerville Road the applicant will provide funding for the future widening of Old Placerville Road prior to approval of Final Map. The amount shall be determined by the Public Works Director and shall be based on roadway elements identified in the City's Major Arterial standard.	Prior to Recordation of Final Map	Public Works	
25.	Property Owner/Applicant shall provide a funding mechanism for maintenance services for all new public improvements associated with the project including but not limited to streets, bridges/culverts, traffic signals, traffic signs, striping and legends, ITS operations, and street lights. This shall be accomplished through annexation to the City Road Maintenance Assessment District. All costs associated with the	Prior to Recordation of Final Map	Public Works	

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	annexation shall be borne by the Property Owner/Applicant.			
26.	Property Owner/Applicant shall provide or agree to a funding mechanism for maintenance of frontage and median landscaping by annexation to the City Landscape Maintenance Community Facilities District. All costs associated with the annexation shall be borne by the Property Owner/Applicant.	Prior to Recordation of Final Map	Public Works	
27.	The owner of the property shall participate in the provision of funding to provide transit-related services by voting to approve a special tax for the parcels created by this subdivision approval. The tax shall be the per parcel annual amount (with appropriate future DPI adjustment) as established at the time of voting by the City Council. The property owner shall be responsible for paying the cost of holding the election, payable at the time the election is requested by the owner. The tax shall be due at the time specified in the ordinance imposing the tax. In addition, the Owner of the property shall record a deed assessment in the form of Conditions, Covenants & Restrictions against the property, which will impose a deed assessment equal to the amount of the special tax, which assessment will take effect in the event the special tax described in this Condition of Approval is reduced or repealed.	Prior to Recordation of Final Map	Public Works	
28.	Prepare a utility plan that demonstrates that sewer lines are located at least 10 feet from other parallel utilities.	Prior to Recordation of Final Map	CSD-1	
29.	The final map shall include language states, "For sewer in the private streets, the subject project owners(s) and successors in interest thereof	Prior to Recordation of	CSD-1	

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	shall be responsible for repair and/or replacement of all non-asphalt and/or enhance surface treatments of streets and drives within these easements damaged by District maintenance and repair operations." The requirement shall be set forth in easement grant documents and be a covenant running with the land, be responsibility of successors in interest in future land transfers and divisions and by language approved by the District.	Final Map		
30.	Demonstrate the existence of, and if needed, abandon the existing easement and grant CSD-1 a new 20 foot wide sewer access easement and maintenance centered along the existing pipeline's centerline.	Prior to Recordation of Final Map	CSD-1	
31.	All CSD-1 sewer easements shall be at least 20 feet in width centered over applicable pipelines and ensure continuous access for installation and maintenance.	Prior to Recordation of Final Map	CSD-1	
32.	Developer shall enter into a Development Agreement with the City of Rancho Cordova specifying the obligations of the Developer and the City, including the payment of a special tax for police services, a park improvement fee, and a park renovation and acquisition fee. These fees shall be adjusted on an annual basis according to the San Francisco, Oakland, and San Jose Consumer Price Index.	Prior to Recordation of Final Map	City Attorney	
33.	The Owner/Applicant shall record an access easement that permits vehicular and pedestrian access to and from property to the west. This will allow the parking lots to be interconnected.	Prior to Recordation of Final Map	Public Works	

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	Prior to the Issuance of Building Permits			
34.	Project proponent shall provide addition architectural details and material on side elevation visible from the street and shall be consistent with the style and materials used on the front elevation. The final design shall be submitted to and approved by the Planning Director.	Prior to Building Permit	Planning	
35.	Project proponent shall identify the placement of trash and recycling bins for convenient trash pick-up in front of each unit. This area shall be paved and marked as needed. The location shall be identified on the site plan for each residential unit and approved by the Planning Director.	Prior to Building Permit	Planning	
36.	Applicant shall pay any outstanding staff costs associated with the preparation of the improvement plans and/or final map.	Prior to Building Permits	Finance	
37.	Install public street improvements pursuant to City Improvement Standards.	Prior to Building Permits	Public Works	
38.	Provide drainage easements and install facilities pursuant to the requirements of Rancho Cordova, Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards, including any fee required by the Sacramento County Water Agency.	Prior to Building Permits	SCWA	

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
39.	All structures along private drives shall have a minimum 10-foot setback so that CSD-1 can properly maintain sewer service.	Prior to Building Permits	CSD-1	
40.	Each parcel and each building with a sewage source shall have a separate connection to the CSD-1 sewer system. Connection shall be required to the satisfaction of CSD-1	Prior to Building Permits	CSD-1	
41.	Provide analysis and recommendations on issues related to traffic safety, site access, and access control adjacent to the property. This analysis should address coordination with operational aspects of the Bradshaw Road / Old Placerville Road intersection, with focus on the need for left turn access at both driveway locations.	Prior to Building Permits	Public Works	
42.	The developer shall submit complete landscape planting and irrigation plans for corridor landscaping for review and approval by the Planning Director. Landscaping materials and placement shall follow crime prevention principles.	Prior to the Issuance of Building Permits	Planning and Police	
43.	Approved fire hydrants capable of providing the required fire flow shall be installed and operational prior to any construction or on-site storage of combustible materials. Hydrant spacing, minimum fire flow and other fire requirements shall be approved by the Fire District.	Prior to first building permit	Metro Fire	
44.	Residential roof coverings shall consist of materials that have a minimum Class C rating.	Prior to building permit	Metro Fire	
45.	The project proponent shall coordinate with the Sacramento Municipal Utilities District (SMUD) to ensure that all transformers on-site or	Prior to issuance of	Planning	

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	immediately adjacent to the site that predate 1979/1980 are sampled and analyzed as needed to determine the presence or absence of PCBs. All PCB-containing transformers shall be removed and replaced with PCB-free transformers according to the requirements of SMUD. ***Mitigation Monitoring***	building permits		
46.	As construction occurs, all debris, trash, refuse, and abandoned, discarded, and/or out-of-service items shall be removed from the proposed project sites and deposited off-site in an appropriate disposal facility. This mitigation measure shall be included on all improvement plans. ***Mitigation Monitoring***	All such materials shall be completely removed prior to issuance of building permits	Planning	
47.	The project proponent shall construct a sound wall of at least 10 feet in height along with west property line beginning at the northwest corner of the project and terminating at the 5 feet south of the north face of the northwest office building. This sound wall shall be constructed of concrete masonry or other materials with a surface weight of 3.5 to 4.0 pounds per square foot. The sound wall shall be continuous along the entire length of the wall with no gaps, including along the ground, or other openings. ***Mitigation Monitoring***	Wall shall be constructed prior to issuance of building permits	Planning Department	

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	Prior to Final Inspection			
48.	Install public street improvements pursuant to City Improvement Standards.	Prior to Final Inspection	Public Works	
49.	Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than six (6) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background. Where multiple occupancies are serviced by vehicular access to the rear of the building via any driveway, alleyway, or parking lot the numbers or addresses shall be displayed on the rear of the building.	Prior to Final Inspection	Fire District	
50.	Improve the site according to the approved plans (site, landscape, architecture, etc.). Widths and layouts of sidewalks, landscaping and other site improvements shall be reviewed and approved by the Planning Director. All improvements shall be reviewed and accepted by the City Engineer, prior to assuming maintenance responsibility.	Prior to Final Inspection and Occupancy of the first unit	Planning	
51.	Install security gates according to the Sacramento County Fire Code emergency access gates and barrier requirements. All proposed pedestrian access gate installations shall be in full compliance. Gates and fencing plans shall be reviewed by the Fire District prior to installation.	Prior to Installation of gates and Final Inspection and Occupancy of first unit	Metro Fire	
52.	Fire lane identification signage/striping shall be provided along interior	Prior to Final	Metro Fire	

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	access drive to prohibit parking.	Inspection and Occupancy of first unit		
53.	Property owner shall enter into an agreement (e.g. CC&Rs) that controls vehicular parking on the interior access roadways and contains provisions for the timely removal of vehicles parking in prohibited areas. A copy of these regulations shall be provided to Metro Fire for review.	Prior to Final Inspection and Occupancy of first unit	Metro Fire	
54.	A maintenance agreement or other mechanism determined suitable by the City, shall be developed and signed by all owners to ensure the timely repair and maintenance of private roadways and common space within the development.	Prior to Final Inspection and Occupancy of first unit	Police / Planning	
55.	Lighting shall be installed as approved by the design review process to allow adequate visibility by residents, law enforcement and passersby during nighttime hours. Lighting fixtures shall resist breakage and vandalism. Parking areas, roadways and drive shall be illuminated with high intensity discharge lighting equipped with vandal resistance covers and photocell control. A lighting level of 0.25 to 0.50 foot-candles shall be maintained at ground level. At entry intersections 0.50 foot-candles shall be provided.	Prior to First Occupancy	Planning / Police	
56.	Each residential unit shall be constructed according to the approved elevations and plans. The same floor plan and elevation shall not be used on adjacent properties (with the exception of the duplex units). Each unit shall be inspected for compliance by the Planning Director prior to occupancy.	Prior to Occupancy of each unit	Planning	
57.	Project CC&Rs shall be submitted to the City for review and approval that			

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	include the following provisions: • The City has the option (but not the obligation) of enforcing the CC&Rs • Time restrictions on the placement of trash enclosures at the curb and rules regarding the location of enclosure placement. • A restriction on the maximum width of driveways.			

General Information and Compliance Items:
The following items are noted for the applicant's information. These items are required by other local agencies, the City, state or federal agencies, and are not conditions of approval of the project.

1. Though not required, it is recommended that all single-family dwellings be equipped with an automatic fire sprinkler system. As approximately 80% of all fire deaths occur in residential dwellings, these life safety systems drastically improve the occupant's chance of surviving a fire. (Fire Department)
2. Permits and/or fees are required for the following reviews: civil plans, architectural plans, fire sprinkler plans and fire alarm plans. Additional permits and fees may apply depending upon the scope of the project. (Fire Department)
3. The installation of on-site or off-site fire protection equipment, including fire hydrants and water mains, shall meet the standards of the Metro Fire District and the water purveyor having jurisdiction. (Fire Department)
4. The installation of addresses, landscaping, tree wells and/or traffic islands are subject to the standards outlined by the Metro Fire District.
5. Gas service may be available to this project if desired. The developer should contact PG & E's Service Planning Department as soon as possible to coordinate construction so as not to delay the project. (PGE)
6. Developers will construct a concrete base for placement of the centralized mail delivery unit after construction of curb, gutter and sidewalk. Specifications and location of such base shall be determined pursuant to the applicable requirements of the Postal Service and the Sacramento County Public Works Agency, with due consideration of street light location, traffic safety, security, and consumer convenience. (Post Office)
7. Homes that have attached garages with secondary access doors will have solid core or metal covered doors with dead bolt locks. (Police Department)
8. Skylight side panels that are placed next to entrance doors will not be on the same side as the lock mechanism of the door. Only one panel may be installed per door, adjacent to the hinges. (Police Department)
9. All external door frames, including the side garage, will have screws that are a minimum of three inches long in the strike plate. Strike plates should be anchored with a minimum of four screws. (Police Department)
10. The Police Department highly recommends that homes be designed with the front of the garage aligned with or set back from the front of the house. This will improve visibility from inside the home of the entire block. Homes with covered front porches promote resident involvement with neighbors, which in turn helps reduce crime. (Police Department)
11. On-site source and control measures are required for this project in accordance with the latest version of the City/County Guidance Manual (Guidance Manual of On-Site Storm Water Quality Control Measures). In all cases, source control measures on the improvement plans will include provision of a permanent storm drain message "No Dumping – Flows to Creek" or other approved message shall be stamped in concrete at each inlet. Other on-site source and treatment control measure(s) should also be used in accordance with specific residential activities referenced in the Guidance Manual. The final design of the proposed on-site source and treatment controls will be approved by the Department of Water Resources. (Water Resources).

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
17.	Fire hydrant assemblies shall be located and installed as specified on the approved improvement plans on file in this office. If approval has not been obtained for the improvement plans, then construction should not be started.	Prior to Building Permit	Sacramento Metropolitan Fire	
18.	The minimum required fire flow for commercial developments is outlined in the Uniform Fire Code, Table A-III-A-1, but shall not be less than 1500 gallons per minute at 20 pounds per square inch residual.	Prior to Building Permit	Sacramento Metropolitan Fire	
19.	Fire District plan reviews are required per Sacramento County Code and such plans shall be submitted to the Fire District and the Building Department simultaneously. Pertinent architectural, site, fire sprinkler, fire alarm are required to be reviewed by the Fire District. The turnaround time for such reviews may take up to twenty days. Permits and/or fees are required to be paid at the time of plan submittal.	Prior to Building Permit	Sacramento Metropolitan Fire	
	Prior to Issuance of Occupancy Permit			
16.	Ensure that addressing for the project's buildings is clearly indicated. Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than six (6) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background.	Prior to Occupancy Permits	Sacramento Metropolitan Fire	
17.	The installation of roadway gates or devices that may impede fire district access to buildings or grounds will necessitate the installation "KNOX"	Prior to Occupancy	Sacramento Metropolitan	

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	access devices and plan prior to submittal prior to installation.	Permits	Fire	
18.	Final landscape plans shall be reviewed by the Director of Planning to insure consistency with proposed plans.	Prior to Occupancy Permits	Planning Department	
19.	Bicycle parking facilities shall be provided on-site as required by Rancho Cordova Zoning Code.	Prior to Occupancy Permits	Planning Department	
20.	The exterior building elevations shall be reviewed for architectural consistency with the approved plans by the Planning Director.	Prior to Occupancy Permits	Planning Department	
21.	Improve and landscape the individual properties and landscape areas according to the approved plans. Widths and layouts of sidewalks shall be reviewed and approved by the Planning Director. All improvements shall be reviewed and accepted by the City Engineer, prior to assuming maintenance responsibility.	Prior to Final Inspection and Occupancy of the first unit	Planning	

ADVISORY COMMENTS
Sacramento Metro Fire

- Plans shall be submitted to the fire prevention bureau showing hydrant locations for review and approval prior to construction. ***Fire hydrant details and fire department notes shall be shown on the site plans or improvement drawings.***

- Provide access roadways with all weather driving surfaces 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. The access roadways shall be capable of supporting the imposed loading of fire apparatus and 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.***

- Vehicle parking is prohibited on any street less than 28 feet in width. Vehicle parking is permitted on both sides of streets 35 feet or more in width. Roadway width 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.

- The installation of security gates is regulated by the Sacramento County Fire Code, emergency access gates and barrier requirements. All proposed access gate installations shall comply with this regulation. Gates and fencing shall not be installed without plan review and approval by the Fire District.

- All structures proposed for this project shall be equipped with an approved automatic fire sprinkler system. The automatic fire sprinkler system shall be designed to NFPA standards.

- Due to the width of the access and interior roadways proposed for this project, less than 28 ft., vehicle parking is prohibited along the entire length of the roadways and approved fire lane identification signage/striping shall be provided.

- Traffic calming measures, speed bumps, humps, etc., shall not be installed in fire apparatus access roadways.

- Signs reading "NO OUTLET" shall be posted at the entry points to dead-end access roadways exceeding 125 feet in length.

- Approved fire hydrants shall be spaced at 300-foot intervals along the route of the interior access roadway. The fire hydrants shall be capable of supplying a minimum fire flow of 1,500 gallons per minute at 20 pounds per square inch of pressure.

- All roadways shall meet City of Rancho Cordova Public Works standards for length and width.

- Ensure that addressing for the project's buildings is clearly indicated. Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than six (6) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background.

ADVISORY COMMENTS
County Sanitation District 1 (CSD-1)

- Connection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.
- Each lot and building with a sewage source shall have a separate connection to the CSD-1 sewer system.
- In order to obtain sewer service, construction of CSD-1 sewer infrastructure will be required. Off-site sewer lines will be required as determined by the nearest District approved point of connection.
- CSD-1 will provide maintenance only in public right-of-ways and in minimum 20-foot wide easements dedicated to the CSD-1 for the purpose of continuous access and maintenance.
- An on-site collection system will be required for all pipes carrying waste from two or more buildings or sewage sources and shall consist of 8-inch (min.) pipes in public easements.
- All structures along private drives shall have a minimum 10-foot setback so that CSD-1 can properly maintain sewer services.
- Any use of CSD-1 sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of the District's sanitary sewers, shall not be allowed. Each proposed use shall be reviewed and approved in writing by the District Engineer prior to use of the easement by the Grantor. This includes landscaping.

ADVISORY COMMENTS
Rancho Cordova Police Department

A. Parking/Circulation
   1. All entrances to the parking area shall be posted with appropriate signs per 22658 (a) CVC, to assist in removing vehicles at the property owner/manager's request.
   2. Handicapped parking spaces shall be clearly marked and properly posted and be conveniently located near the buildings they are intended to serve.

B. Building Security
   1. The jamb on all aluminum frame swinging doors shall be constructed or protected to withstand 1600 lbs. of pressure in both a vertical distance of three (3) inches and a horizontal distance of one (1) inch each side of the strike.

2. Glass doors shall be secured with a deadbolt lock with minimum throw of one (1) inch. The outside ring should be free from moving and case hardened.
3. Employee/pedestrian and utility room doors shall be of solid core wood or hollow sheet metal with a minimum thickness of 1 ¾ inches and shall be secured by a deadbolt lock with minimum throw of one (1) inch.
4. Outside hinges on all exterior doors shall be provided with non-removable pins when pin-type hinges are used or shall be provided with hinge studs to prevent the removal of the door.
5. Doors with glass panels and panels adjacent to the door frames shall be secured with burglary-resistant glazing or the equivalent if double-cylinder deadbolt locks are not installed.
6. Doors with panic bars will have vertical rod panic hardware with top and bottom latch bolts. No secondary locks should be installed on panic-equipped doors and no exterior surface-mounted hardware should be used. A 2" wide and 6" long astragal shall be installed on the door exterior to protect the latch. No surface mounted exterior hardware need be used on panic-equipped doors.
7. Windows that are capable of being opened shall be secured on the inside with a locking device capable of withstanding a force of 300 lbs. applied in any direction.
8. All hatchway openings on the roof of any building shall be secured as follows:
    i. If the hatchway is of wooden material, it shall be covered on the outside with at least 16 gauge sheet steel or its equivalent attached with screws.
    ii. The hatchway shall be secured from the inside with a slide bar or slide bolts. The Fire Marshall must approve the use of crossbar or padlock.
    iii. Outside hinges on all hatchway openings shall be provided with non-removable pins when using pin-type hinges.
9. All air duct or air vent openings exceeding 8"x12" on the roof or exterior walls of any building shall be secured by covering the same with either of the following:
    i. Iron bars of at least ½" round or one by one-fourth inch flat steel material, spaced no more than five inches apart and securely fastened.
    ii. A steel grill of at least 1/8" material or two inch mesh and securely fastened.
10. If the barrier is on the outside, it shall be secured with galvanized rounded head flush bolts of at least 3/8" diameter on the outside.

C. Landscaping
    1. Landscaping shall be of the type and situated in locations to maximize observation while providing the desired degree of aesthetics. Security planting materials are encouraged along the building perimeter.
    2. All walkways shall be vertical in design. Rounded curbs shall be avoided whenever possible.

D. Lighting

1. Parking lots, driveways, circulation areas, aisles, passageways, recesses, and grounds contiguous to buildings shall be provided with high intensity discharge lighting with sufficient wattage to provide adequate illumination to make clearly visible the presence of any person on or about the premises during the hours of darkness and provide a safe, secure environment for all persons, property, and vehicles on site. A lighting level of 2 foot-candle minimum, maintained at ground level is required. A combination of wall and pole mounted fixtures may be used.
2. All exterior doors shall be provided with a light source and shall be adequately illuminated at all hours to make clearly visible the presence of any person on or about the premises and provide adequate illumination for persons exiting the building.
3. Each premises, while closed for business after dark, must be sufficiently lighted by use of interior night lights.
4. Exterior door, perimeter, and soffit lights shall be controlled by photocell and shall be left on during hours of darkness or diminished lighting. The building photocells should be located near any roof hatch openings for ease of maintenance.

E. Building Numbering
   1. The address number of every commercial building shall be illuminated during the hours of darkness so that it shall be easily visible from the street. The numerals in these numbers shall be no less than six inches in height and of a color contrasting with the background.
   2. Each different unit within the building shall have its particular address prominently displayed on its front and rear doors. (Rear door numbers only need to be one inch in height). If front door numbers are placed on glass, the numerals shall be white in color.

CITY OF RANCHO CORDOVA

ORDINANCE NO. 50-2006

AN ORDINANCE OF THE CITY OF RANCHO CORDOVA REZONING THE OLD PLACERVILLE ROAD PROJECT ON ASSESSOR PARCEL NUMBERS 068-0030-044

The City Council of the City of Rancho Cordova does ordain as follows:

Section 1: Purpose and Authority

The purpose of this Ordinance is to rezone a portion of assessor parcel 068-0030-044 to be consistent with the General Plan designation of Moderate Density Residential (MDR).

Section 2: Findings

1. Finding: The Old Placerville Road Mitigated Negative Declaration (MND) was prepared for the project in accordance with the California Environmental Quality Act (CEQA) Guidelines.

   Evidence: The MND addresses impacts of the Rezone on the property. On the basis of the Mitigated Negative Declaration, comments received, and the whole record, there is no substantial evidence the project will have a significant adverse impact on the environment.

2. Finding: The proposed Rezone (from Office Park (MP) to Residential Development, 10 units per acre (RD-10)) has been reviewed for consistency with the goals and policies of the General Plan.

   Evidence: The Rezone has been determined to be consistent with the General Plan designation of Moderate Density Residential (MDR) for the parcel. The Rezone facilitates the General Plan goal of facilitating infill development. The project will provide a development density that will facilitate pedestrian activity and provide a needed housing type for the community.

Section 3: Action

The City Council hereby amends the Zoning of the City of Rancho Cordova for Assessor's Parcel Number 068-0030-044 as shown on the attached Exhibit A.

Section 4: No Mandatory Duty of Care

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

Section 5: Severability

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

Section 6: Effective Date and Publication

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

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova this 2nd day of October, 2006, by the following vote:

AYES: None

NOES: None

ABSENT: None

ABSTAIN: None

_____
Robert J. McGarvey, Mayor

ATTEST:

_____
Anna Olea-Moger, CMC, City Clerk

CITY OF RANCHO CORDOVA

ORDINANCE NO. 51-2006

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA APPROVING THE DEVELOPMENT AGREEMENT FOR RC-05-183 FOR OLD PLACERVILLE ROAD PROJECT

The City Council of the City of Rancho Cordova does ordain as follows:

Section 1: Recitals

A. To strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the Legislature of the State of California adopted Section 65864, et seq., of the Government Code (the "Development Agreement Statute"), which authorizes the City and any person having a legal or equitable interest in the real property to enter into a development agreement, establishing certain development rights in the Property which is the subject of the development project application.

B. The proposed Old Placerville Road Project (RC-05-183) is located on the north side of Old Placerville Road approximately 800 feet east of Bradshaw Road, and is designated as Moderate Density Residential by the General Plan.

C. Tower Development ("Applicant") has filed an application requesting approval of a Development Agreement for the Project.

D. A Development Agreement between the City of Rancho Cordova and the Applicant ("Development Agreement") has been presented to the City Council, a copy of which is attached hereto as Exhibit A.

E. On July 27, 2006, the Planning Commission, as the planning agency for purposes of development agreement review, held a properly noticed public hearing pursuant to Government Code Section 65867 and recommended that the City Council approve the Development Agreement.

F. On September 5, 2006, the City Council, as the legislative body for purposes of development agreement approval, held a properly noticed public hearing pursuant to Government Code Section 65867 and considered all comments received in writing and all testimony received at the public hearing.

G. The City prepared a Mitigated Negative Declaration (May 2006) to satisfy the requirements of the California Environmental Quality Act (CEQA) for the Old Placerville Road project.

Section 2: Findings and Determinations

Therefore, on the basis of (a) the foregoing Recitals, which are incorporated herein, (b) the City of Rancho Cordova's General Plan, the City's Environmental Impact Report and on the basis of the specific conclusions set forth below, the City Council finds and determines that:

A. The Development Agreement is consistent with the objectives, policies, general land uses and programs specified and contained in the City's General Plan, in that (a) the land use

designation for the Project site is Moderate Density Residential, the proposed project would create twenty (20) attached single family lots and one common lot, (b) the project is consistent with the fiscal policies and the provisions for infrastructure and public services of the General Plan, and (c) the Development Agreement includes provisions relating to financing, construction and maintenance of public facilities, park development fees and similar provisions set forth in the General Plan.

B. The Development Agreement is compatible with the uses authorized in, and the regulations prescribed for, the land use area in which the real property is located in that the project approvals include the Rezoning of the Property as adopted by the City on September 18, 2006 by City Ordinance 50-2006.

C. The Development Agreement is in conformity with public convenience, general welfare and good land use policies in that the Project will implement land use guidelines set forth in the General Plan, which have planned for residential uses at this location.

D. The Development Agreement will not be detrimental to the health, safety and general welfare of persons residing in the immediate area nor be detrimental or injurious to property or persons in the general neighborhood or to the general welfare of the residents of the City as a whole. The project will proceed in accordance with all the programs and policies of the General Plan. The impacts of the development on existing land uses, public services and the environment have been evaluated and mitigated through the CEQA compliance process.

E. The Development Agreement will not adversely affect the orderly development of property or the preservation of property values in that the project will be consistent with the General Plan.

F. The Development Agreement is consistent with the provisions of Government Code Sections 65864 through 65869.5 in that it includes all the substantive elements and has been processed consistently with all the procedural requirements of Government Code Sections 65864 through 65869.5.

Section 3: Approval

The City Council hereby approves the Development Agreement (Exhibit A) and authorizes the City Manager to sign it after the effective date of the amendment in Section 4, below.

Section 4: Amendment of the Zoning Code

Title I, Chapter 1, Article 4, of the Rancho Cordova Zoning Code, "Comprehensive Zoning Plans," is hereby amended by adding the following section:

"101-825. Development Agreement for Old Placerville Road"

Pursuant to Government Code section 57376, the City Council hereby declares its intention that Title I, Chapter 1, Article 4, of the Rancho Cordova Zoning Code, as amended, shall supersede Title I, Chapter 1, Article 4 of the Sacramento County Zoning Code

Section 5: Recordation

Within ten (10) days after the effective date of the Development Agreement, the City Clerk shall submit the executed Agreement to the County Recorder for recordation.

Section 6: Effective Date and Publication of Ordinance Summary

This Ordinance shall take effect and be in force thirty (30) days from and after the date of its passage. The City Clerk of the City of Rancho Cordova shall cause a summary of the Ordinance to be posted in accordance with Section 36933 of the Government Code of the State of California.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova this 2nd day of October 2006, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Robert J. McGarvey, Mayor

ATTEST:

_____
Anna Olea-Moger, CMC, City Clerk

MEMORANDUM

DATE: October 2, 2006

TO: Honorable Mayor and Council Members

FROM: Stephanie Snyder, City Manager's Office

SUBJECT: **RESOLUTION IN SUPPORT OF PROPOSITION 1C, HOUSING AND EMERGENCY SHELTER ACT**

RECOMMENDATION

Adopt Resolution No. 165-2006.

RESULT OF RECOMMENDED ACTION

Proposition 1C would authorize the state to sell general obligation bonds to fund 13 new and existing housing and development programs. Council support of this measure is consistent with Citywide goals.

BACKGROUND

During the Public Comment period at the regular Council meeting of September 18, 2006, Sherry Lautsbaugh requested the City support Proposition 1C on the November ballot. Council directed staff to bring back a resolution in support at today's meeting.

ATTACHMENT

Resolution No. 165-2006 Supporting Proposition 1C, Housing and Emergency Shelter Trust Fund Act of 2006

AGENDA ITEM # 10

CITY OF RANCHO CORDOVA

RESOLUTION NO. 165-2006

A RESOLUTION SUPPORTING PROPOSITION 1C, HOUSING AND EMERGENCY SHELTER TRUST FUND ACT OF 2006

WHEREAS, about 200,000 houses and apartments are built in California each year and most are built with private funds; and

WHEREAS, many federal, state, and local government programs provide financial assistance to subsidize housing or construction costs in order to make them financially feasible for Californians with low incomes; and

WHEREAS, cities and counties are responsible for zoning and approval of new housing, and infrastructure-related costs including, but not limited to, water, sewer, roads and parks; and

WHEREAS, in 2002, California voters approved a total of $2.1 billion of general obligation bonds to fund state housing programs; and

WHEREAS, Proposition 1C would authorize the state to sell $2.85 million of general obligation bonds and about one-half of the funds would go to existing state housing programs while the remaining funds would be used in new development programs; and

WHEREAS, Proposition 1C is viewed by the League of California Cities as an excellent opportunity for cities to generate new funding for critically needed housing and related infrastructure; and

WHEREAS, the bonds would fund parks and infill housing projects, as well as transit-oriented development, and programs for affordable home ownership and affordable housing construction, to name a few;

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Rancho Cordova hereby supports Proposition 1C, the Housing and Emergency Shelter Trust Fund Act of 2006.

PASSED AND ADOPTED THIS 2nd day of October, 2006, by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

_____
Robert J. McGarvey, Mayor

ATTEST:

_____
Anna Olea-Moger, CMC, City Clerk

MEMORANDUM

DATE: October 2, 2006

TO: Honorable Mayor and Council Members

FROM: Cyrus Abhar, Public Works Director

SUBJECT: **AUTHORIZATION TO EXECUTE CONTRACT WITH URS CORPORATION IN THE AMOUNT OF $120,000 FOR ENGINEERING SERVICES**

RECOMMENDATION

It is recommended that the City Council adopt Resolution 166-2006 authorizing the City Manager to execute a consulting services contract in the amount of $120,000 to provide engineering services to assist staff in updating the Transportation System Capital Improvement Program (CIP). Funding for the contract will be provided from the Transportation Impact Fees Fund.

RESULT OF RECOMMENDED ACTION

The recommended action will allow the City Manager to execute a contract for consultant services with URS Corporation associated with the City's effort to update the Transportation System Capital Improvement Program. There will be no financial impact to existing residents.

BACKGROUND

On November 7, 2005, the Council adopted a Fee Resolution imposing the Citywide Transportation Impact Fee under an alternative rate schedule with an understanding that staff would bring the item back to the Council for further consideration within 18 to 24 months. City staff is in the process of updating and prioritizing the Transportation System CIP with an intent to present the initial findings to the Council by July 2007. This process is being done with direct involvement from members of the development community in a Round Table Transportation Sub-Group.

The existing Transportation CIP is based on August 2005 unit cost estimates which yielded an estimated CIP program of $1.26 billion. The comprehensive Transportation System CIP update will involve an overall reevaluation of the unit cost methodology applied to the CIP projects, potential additional scoping of select projects to refine cost estimates, and potential inclusion of additional projects, and a prioritization of critical projects.

AGENDA ITEM # 11

The contract with URS is intended to assist City staff in that in developing the overall cost methodology under Phase 1 of the contract at an approximate cost of $35,000. The total contract is for $120,000 to allow flexibility for optional phases, upon approval by the Public Works Director, to perform and provide the analysis and project scoping documentation necessary to refine the cost for specifically identified key projects.

ATTACHMENT

Resolution No. 166-2006 including (Exhibit A) Consulting Services Agreement

CITY OF RANCHO CORDOVA

RESOLUTION NO. 166-2006

A RESOLUTION OF THE CITY COUNCIL AUTHORIZING THE EXECUTION OF CONSULTING SERVICES AGREEMENT WITH URS CORPORATION TO PROVIDE ENGINEERING SERVICES FOR THE TRANSPORTATION SYSTEM CAPITAL IMPROVEMENT PROGRAM UPDATE

WHEREAS, The City of Rancho Cordova wishes to contract with URS Corporation for consulting services to provide engineering services to assist the City in developing a cost methodology for updates to the Transportation System Capital Improvement Program for the period beginning on upon execution of the contract through December 31, 2011; and

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

WHEREAS, the Transportation Impact Fee Fund has budgeted sufficient funds to cover the cost of this contract.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA that the Council authorizes the City Manager to execute a contract with URS Corporation, Consultant, attached as **Exhibit A.**

PASSED AND ADOPTED by the City Council of on the 2nd day of October, 2006 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Robert J. McGarvey, Mayor

ATTEST:

_____
Anna-Olea Moger, CMC, City Clerk

CONSULTING SERVICES AGREEMENT BETWEEN THE CITY OF RANCHO CORDOVA AND URS CORPORATION

THIS AGREEMENT for consulting services is made by and between the City of Rancho Cordova ("City") and URS Corporation ("Consultant") as of October 2, 2006.

Section 1. **SERVICES**. Subject to the terms and conditions set forth in this Agreement, Consultant shall provide to City the services described in the Scope of Work attached as Exhibit A at the time and place and in the manner specified therein. In the event of a conflict in or inconsistency between the terms of this Agreement and Exhibit A, the Agreement shall prevail.

1.1 **Term of Services.** The term of this Agreement shall begin on the date first noted above and shall end on December 31 2011, and Consultant shall complete the work described in Exhibit A prior to that date, unless the term of the Agreement is otherwise terminated or extended, as provided for in Section 8. The time provided to Consultant to complete the services required by this Agreement shall not affect the City's right to terminate the Agreement, as provided for in Section 8.

1.2 **Standard of Performance.** Consultant shall perform all services required pursuant to this Agreement in the manner and according to the standards observed by a competent practitioner of the profession in which Consultant is engaged in the geographical area in which Consultant practices its profession. Consultant shall prepare all work products required by this Agreement in a substantial, first-class manner and shall conform to the standards of quality normally observed by a person practicing in Consultant's profession.

1.3 **Assignment of Personnel.** Consultant shall assign only competent personnel to perform services pursuant to this Agreement. In the event that City, in its sole discretion, at any time during the term of this Agreement, desires the reassignment of any such persons, Consultant shall, immediately upon receiving notice from City of such desire of City, reassign such person or persons.

1.4 **Time.** Consultant shall devote such time to the performance of services pursuant to this Agreement as may be reasonably necessary to meet the standard of performance provided in Section 1.2 above and to satisfy Consultant's obligations hereunder.

Section 2. **COMPENSATION.** City hereby agrees to pay Consultant a sum not to exceed ONE HUNDRED TWENTY THOUSAND DOLLARS $120,000.00), notwithstanding any contrary indications that may be contained in Consultant's proposal, for services to be performed and reimbursable costs incurred under this Agreement. In the event of a conflict between this Agreement and Consultant's proposal, attached as Exhibit B, regarding the amount of compensation, the Agreement shall prevail. City shall pay Consultant for services rendered pursuant to this Agreement at the time and in the manner set forth herein. The payments specified below shall be the only payments from City to Consultant for services rendered pursuant to this Agreement. Consultant shall submit all invoices to City in the manner specified herein. Except as specifically authorized by City, Consultant shall not bill City for duplicate services performed by more than one person.

Consultant and City acknowledge and agree that compensation paid by City to Consultant under this Agreement is based upon Consultant's estimated costs of providing the services required hereunder, including salaries and benefits of employees and subcontractors of Consultant. Consequently, the parties further agree that compensation hereunder is intended to include the costs of contributions to any pensions and/or annuities to which Consultant and its employees, agents, and subcontractors may be eligible. City therefore has no responsibility for such contributions beyond compensation required under this Agreement.

2.1 **Invoices.** Consultant shall submit invoices, not more often than once a month during the term of this Agreement, based on the cost for services performed and reimbursable costs incurred prior to the invoice date. Invoices shall contain the following information:

- Serial identifications of progress bills; i.e., Progress Bill No. 1 for the first invoice, etc.;
- The beginning and ending dates of the billing period;
- A Task Summary containing the original contract amount, the amount of prior billings, the total due this period, the balance available under the Agreement, and the percentage of completion;
- At City's option, for each work item in each task, a copy of the applicable time entries or time sheets shall be submitted showing the name of the person doing the work, the hours spent by each person, a brief description of the work, and each reimbursable expense;
- The total number of hours of work performed under the Agreement by Consultant and each employee, agent, and subcontractor of Consultant performing services hereunder, as well as a separate notice when the total number of hours of work by Consultant and any individual employee, agent, or subcontractor of Consultant reaches or exceeds 800 hours, which shall include an estimate of the time necessary to complete the work described in Exhibit A;
- The Consultant's signature.

2.2 **Monthly Payment.** City shall make monthly payments, based on invoices received, for services satisfactorily performed, and for authorized reimbursable costs incurred. City shall have 30 days from the receipt of an invoice that complies with all of the requirements above to pay Consultant.

2.3 **Final Payment.** City shall pay the last 10% of the total sum due pursuant to this Agreement within sixty (60) days after completion of the services and submittal to City of a final invoice, if all services required have been satisfactorily performed.

2.4 **Total Payment.** City shall pay for the services to be rendered by Consultant pursuant to this Agreement. City shall not pay any additional sum for any expense or cost whatsoever incurred by Consultant in rendering services pursuant to this Agreement. City shall make no payment for any extra, further, or additional service pursuant to this Agreement.

In no event shall Consultant submit any invoice for an amount in excess of the maximum amount of compensation provided above either for a task or for the entire Agreement, unless the Agreement is modified prior to the submission of such an invoice by a properly executed change order or amendment.

2.5 **Hourly Fees.** Fees for work performed by Consultant on an hourly basis shall not exceed the amounts shown on the fee schedule set forth in Exhibit B.

2.6 **Reimbursable Expenses.** Reimbursable expenses, if any, are set forth Exhibit B. Expenses not listed in Exhibit B are not chargeable to City. Reimbursable expenses are included in the total amount of compensation provided under this Agreement that shall not be exceeded.

2.7 **Payment of Taxes.** Consultant is solely responsible for the payment of employment taxes incurred under this Agreement and any similar federal or state taxes.

2.8 **Payment upon Termination.** In the event that the City or Consultant terminates this Agreement pursuant to Section 8, the City shall compensate the Consultant for all outstanding costs and reimbursable expenses incurred for work satisfactorily completed as of the date of written notice of termination. Consultant shall maintain adequate logs and timesheets in order to verify costs incurred to that date.

2.9 **Authorization to Perform Services.** The Consultant is not authorized to perform any services or incur any costs whatsoever under the terms of this Agreement until receipt of authorization from the Contract Administrator.

Section 3. FACILITIES AND EQUIPMENT. Except as set forth herein, Consultant shall, at its sole cost and expense, provide all facilities and equipment that may be necessary to perform the services required by this Agreement. City shall make available to Consultant only the facilities and equipment listed in this section, and only under the terms and conditions set forth herein.

City shall furnish physical facilities such as desks, filing cabinets, and conference space, as may be reasonably necessary for Consultant's use while consulting with City employees and reviewing records and the information in possession of the City. The location, quantity, and time of furnishing those facilities shall be in the sole discretion of City. In no event shall City be obligated to furnish any facility that may involve incurring any direct expense, including but not limited to computer, long-distance telephone or other communication charges, vehicles, and reproduction facilities.

Section 4. INSURANCE REQUIREMENTS. Before beginning any work under this Agreement, Consultant, at its own cost and expense, shall procure "occurrence coverage" insurance against claims for injuries to persons or damages to property that may arise from or in connection with the performance of the work hereunder by the Consultant and its agents, representatives, employees, and subcontractors. Consultant shall provide proof satisfactory to City of such insurance that meets the requirements of this section and under forms of insurance satisfactory in all respects to the City. Consultant shall maintain the insurance policies required by this section throughout the term of this Agreement. The cost of such insurance shall be included in the Consultant's bid. Consultant shall not allow any subcontractor to commence work on any subcontract until Consultant has obtained all insurance required herein for the subcontractor(s) and provided evidence thereof to City. Verification of the required insurance shall be submitted and made part of this Agreement prior to execution.

4.1 **Workers' Compensation.** Consultant shall, at its sole cost and expense, maintain Statutory Workers' Compensation Insurance and Employer's Liability Insurance for any and all persons employed directly or indirectly by Consultant. The Statutory Workers' Compensation Insurance and Employer's Liability Insurance shall be provided with limits of not less than ONE MILLION DOLLARS ($1,000,000.00) per accident. In the alternative, Consultant may rely on a self-insurance program to meet those requirements, but only if the program of self-insurance complies fully with the provisions of the California Labor Code. Determination of whether a self-insurance program meets the standards of the Labor Code shall be solely in the discretion of the Contract Administrator. The insurer, if insurance is provided, or the Consultant, if a program of self-insurance is provided, shall waive all rights of subrogation against the City and its officers, officials, employees, and volunteers for loss arising from work performed under this Agreement.

An endorsement shall state that coverage shall not be canceled except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the City. Consultant shall notify City within 14 days of notification from Consultant's insurer if such coverage is suspended, voided or reduced in coverage or in limits.

4.2 **Commercial General and Automobile Liability Insurance.**

4.2.1 **General requirements.** Consultant, at its own cost and expense, shall maintain commercial general and automobile liability insurance for the term of this Agreement in an amount not less than ONE MILLION DOLLARS ($1,000,000.00) per occurrence, combined single limit coverage for risks associated with the work contemplated by this Agreement. If a Commercial General Liability Insurance or an Automobile Liability form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit. Such coverage shall include but shall not be limited to, protection against claims arising from bodily and personal injury, including death resulting therefrom, and damage to property resulting from activities contemplated under this Agreement, including the use of owned and non-owned automobiles.

4.2.2 **Minimum scope of coverage.** Commercial general coverage shall be at least as broad as Insurance Services Office Commercial General Liability occurrence form CG 0001 or GL 0002 (most recent editions) covering comprehensive General Liability and Insurance Services Office form number GL 0404 covering Broad Form Comprehensive General Liability. Automobile coverage shall be at least as broad as Insurance Services Office Automobile Liability form CA 0001 (ed. 12/90) Code 8 and 9. No endorsement shall be attached limiting the coverage.

4.2.3 **Additional requirements.** Each of the following shall be included in the insurance coverage or added as an endorsement to the policy:

a. City and its officers, employees, agents, and volunteers shall be covered as additional insureds with respect to each of the following: liability arising

out of activities performed by or on behalf of Consultant, including the insured's general supervision of Consultant; products and completed operations of Consultant; premises owned, occupied, or used by Consultant; and automobiles owned, leased, or used by the Consultant. The coverage shall contain no special limitations on the scope of protection afforded to City or its officers, employees, agents, or volunteers.

b. The insurance shall cover on an occurrence or an accident basis, and not on a claims-made basis.

c. An endorsement must state that coverage is primary insurance with respect to the City and its officers, officials, employees and volunteers, and that no insurance or self-insurance maintained by the City shall be called upon to contribute to a loss under the coverage.

d. Any failure of Consultant to comply with reporting provisions of the policy shall not affect coverage provided to City and its officers, employees, agents, and volunteers.

e. An endorsement shall state that coverage shall not be canceled except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the City. Consultant shall notify City within 14 days of notification from Consultant's insurer if such coverage is suspended, voided or reduced in coverage or in limits.

4.3 **Professional Liability Insurance.** Consultant, at its own cost and expense, shall maintain for the period covered by this Agreement professional liability insurance for licensed professionals performing work pursuant to this Agreement in an amount not less than ONE MILLION DOLLARS ($1,000,000) covering the licensed professionals' errors and omissions.

4.3.1 Any deductible or self-insured retention shall not exceed $150,000 per claim.

4.3.2 An endorsement shall state that coverage shall not be suspended, voided, canceled by either party, reduced in coverage or in limits, except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the City.

4.3.3 The following provisions shall apply if the professional liability coverages are written on a claims-made form:

a. The retroactive date of the policy must be shown and must be before the date of the Agreement.

b. Insurance must be maintained and evidence of insurance must be provided for at least five years after completion of the Agreement or the work, so long as commercially available at reasonable rates.

c. If coverage is canceled or not renewed and it is not replaced with another claims-made policy form with a retroactive date that precedes the date of this Agreement, Consultant must provide extended reporting coverage for a minimum of five years after completion of the Agreement or the work. The City shall have the right to exercise, at the Consultant's sole cost and expense, any extended reporting provisions of the policy, if the Consultant cancels or does not renew the coverage.

d. A copy of the claim reporting requirements must be submitted to the City prior to the commencement of any work under this Agreement.

4.4 All Policies Requirements.

4.4.1 Acceptability of insurers. All insurance required by this section is to be placed with insurers with a Bests' rating of no less than A:VII.

4.4.2 Verification of coverage. Prior to beginning any work under this Agreement, Consultant shall furnish City with certificates of insurance and with original endorsements effecting coverage required herein. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The City reserves the right to require complete, certified copies of all required insurance policies, at any time.

4.4.3 Subcontractors. Consultant shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

4.4.4 Variation. The City may approve a variation in the foregoing insurance requirements, upon a determination that the coverages, scope, limits, and forms of such insurance are either not commercially available, or that the City's interests are otherwise fully protected.

4.4.5 Deductibles and Self-Insured Retentions. Consultant shall disclose to and obtain the approval of City for the self-insured retentions and deductibles before beginning any of the services or work called for by any term of this Agreement.

During the period covered by this Agreement, only upon the prior express written authorization of Contract Administrator, Consultant may increase such deductibles or self-insured retentions with respect to City, its officers, employees, agents, and volunteers. The Contract Administrator may condition approval of an increase in deductible or self-insured retention levels with a requirement that Consultant procure a bond, guaranteeing payment of losses and related investigations, claim

administration, and defense expenses that is satisfactory in all respects to each of them.

4.4.6 **Notice of Reduction in Coverage.** In the event that any coverage required by this section is reduced, limited, or materially affected in any other manner, Consultant shall provide written notice to City at Consultant's earliest possible opportunity and in no case later than five days after Consultant is notified of the change in coverage.

4.5 **Remedies.** In addition to any other remedies City may have if Consultant fails to provide or maintain any insurance policies or policy endorsements to the extent and within the time herein required, City may, at its sole option exercise any of the following remedies, which are alternatives to other remedies City may have and are not the exclusive remedy for Consultant's breach:

- Obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement;
- Order Consultant to stop work under this Agreement or withhold any payment that becomes due to Consultant hereunder, or both stop work and withhold any payment, until Consultant demonstrates compliance with the requirements hereof; and/or
- Terminate this Agreement.

Section 5. INDEMNIFICATION AND CONSULTANT'S RESPONSIBILITIES. Consultant shall indemnify, defend with counsel selected by the City, and hold harmless the City and its officials, officers, employees, agents, and volunteers from and against any and all losses, liability, claims, suits, actions, damages, and causes of action arising out of any personal injury, bodily injury, loss of life, or damage to property, or any violation of any federal, state, or municipal law or ordinance, to the extent caused, in whole or in part, by the willful misconduct or negligent acts or omissions of Consultant or its employees, subcontractors, or agents, by acts for which they could be held strictly liable, or by the quality or character of their work. The foregoing obligation of Consultant shall not apply when (1) the injury, loss of life, damage to property, or violation of law arises wholly from the negligence or willful misconduct of the City or its officers, employees, agents, or volunteers and (2) the actions of Consultant or its employees, subcontractor, or agents have contributed in no part to the injury, loss of life, damage to property, or violation of law. It is understood that the duty of Consultant to indemnify and hold harmless includes the duty to defend as set forth in Section 2778 of the California Civil Code. Acceptance by City of insurance certificates and endorsements required under this Agreement does not relieve Consultant from liability under this indemnification and hold harmless clause. This indemnification and hold harmless clause shall apply to any damages or claims for damages whether or not such insurance policies shall have been determined to apply. By execution of this Agreement, Consultant acknowledges and agrees to the provisions of this Section and that it is a material element of consideration.

In the event that Consultant or any employee, agent, or subcontractor of Consultant providing services under this Agreement is determined by a court of competent jurisdiction or the California Public Employees Retirement System (PERS) to be eligible for enrollment in PERS as an employee of City, Consultant shall indemnify, defend, and hold harmless City for the payment of any employee and/or employer contributions

for PERS benefits on behalf of Consultant or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of City.

Section 6. STATUS OF CONSULTANT.

6.1 **Independent Contractor.** At all times during the term of this Agreement, Consultant shall be an independent contractor and shall not be an employee of City. City shall have the right to control Consultant only insofar as the results of Consultant's services rendered pursuant to this Agreement and assignment of personnel pursuant to Subparagraph 1.3; however, otherwise City shall not have the right to control the means by which Consultant accomplishes services rendered pursuant to this Agreement. Notwithstanding any other City, state, or federal policy, rule, regulation, law, or ordinance to the contrary, Consultant and any of its employees, agents, and subcontractors providing services under this Agreement shall not qualify for or become entitled to, and hereby agree to waive any and all claims to, any compensation, benefit, or any incident of employment by City, including but not limited to eligibility to enroll in the California Public Employees Retirement System (PERS) as an employee of City and entitlement to any contribution to be paid by City for employer contributions and/or employee contributions for PERS benefits.

6.2 **Consultant No Agent.** Except as City may specify in writing, Consultant shall have no authority, express or implied, to act on behalf of City in any capacity whatsoever as an agent. Consultant shall have no authority, express or implied, pursuant to this Agreement to bind City to any obligation whatsoever.

Section 7. LEGAL REQUIREMENTS.

7.1 **Governing Law.** The laws of the State of California shall govern this Agreement.

7.2 **Compliance with Applicable Laws.** Consultant and any subcontractors shall comply with all laws applicable to the performance of the work hereunder.

7.3 **Other Governmental Regulations.** To the extent that this Agreement may be funded by fiscal assistance from another governmental entity, Consultant and any subcontractors shall comply with all applicable rules and regulations to which City is bound by the terms of such fiscal assistance program.

7.4 **Licenses and Permits.** Consultant represents and warrants to City that Consultant and its employees, agents, and any subcontractors have all licenses, permits, qualifications, and approvals of whatsoever nature that are legally required to practice their respective professions. Consultant represents and warrants to City that Consultant and its employees, agents, any subcontractors shall, at their sole cost and expense, keep in effect at all times during the term of this Agreement any licenses, permits, and approvals that are legally required to practice their respective professions. In addition to the foregoing, Consultant and any subcontractors shall obtain and maintain during the term of this Agreement valid Business Licenses from City.

7.5 **Nondiscrimination and Equal Opportunity.** Consultant shall not discriminate, on the basis of a person's race, religion, color, national origin, age, physical or mental handicap or disability, medical condition, marital status, sex, or sexual orientation, against any employee, applicant for employment, subcontractor, bidder for a subcontract, or participant in, recipient of, or applicant for any services or programs provided by Consultant under this Agreement. Consultant shall comply with all applicable federal, state, and local laws, policies, rules, and requirements related to equal opportunity and nondiscrimination in employment, contracting, and the provision of any services that are the subject of this Agreement, including but not limited to the satisfaction of any positive obligations required of Consultant thereby.

Consultant shall include the provisions of this Subsection in any subcontract approved by the Contract Administrator or this Agreement.

Section 8. TERMINATION AND MODIFICATION.

8.1 **Termination.** City may cancel this Agreement at any time and without cause upon written notification to Consultant.

Consultant may cancel this Agreement upon 30 days' written notice to City and shall include in such notice the reasons for cancellation.

In the event of termination, Consultant shall be entitled to compensation for services performed to the effective date of termination; City, however, may condition payment of such compensation upon Consultant delivering to City any or all documents, photographs, computer software, video and audio tapes, and other materials provided to Consultant or prepared by or for Consultant or the City in connection with this Agreement.

8.2 **Extension.** City may, in its sole and exclusive discretion, extend the end date of this Agreement beyond that provided for in Subsection 1.1. Any such extension shall require a written amendment to this Agreement, as provided for herein. Consultant understands and agrees that, if City grants such an extension, City shall have no obligation to provide Consultant with compensation beyond the maximum amount provided for in this Agreement. Similarly, unless authorized by the Contract Administrator, City shall have no obligation to reimburse Consultant for any otherwise reimbursable expenses incurred during the extension period.

8.3 **Amendments.** The parties may amend this Agreement only by a writing signed by all the parties.

8.4 **Assignment and Subcontracting.** City and Consultant recognize and agree that this Agreement contemplates personal performance by Consultant and is based upon a determination of Consultant's unique personal competence, experience, and specialized personal knowledge. Moreover, a substantial inducement to City for entering into this Agreement was and is the professional reputation and competence of Consultant. Consultant may not assign this Agreement or any interest therein without the prior written approval of the Contract Administrator. Consultant shall not subcontract any portion of the

performance contemplated and provided for herein, other than to the subcontractors noted in the proposal, without prior written approval of the Contract Administrator.

8.5 **Survival.** All obligations arising prior to the termination of this Agreement and all provisions of this Agreement allocating liability between City and Consultant shall survive the termination of this Agreement.

8.6 **Options upon Breach by Consultant.** If Consultant materially breaches any of the terms of this Agreement, City's remedies shall include, but not be limited to, the following:

8.6.1 Immediately terminate the Agreement;

8.6.2 Retain the plans, specifications, drawings, reports, design documents, and any other work product prepared by Consultant pursuant to this Agreement;

8.6.3 Retain a different consultant to complete the work described in Exhibit A not finished by Consultant; or

8.6.4 Charge Consultant the difference between the cost to complete the work described in Exhibit A that is unfinished at the time of breach and the amount that City would have paid Consultant pursuant to Section 2 if Consultant had completed the work.

Section 9. KEEPING AND STATUS OF RECORDS.

9.1 **Records Created as Part of Consultant's Performance.** All reports, data, maps, models, charts, studies, surveys, photographs, memoranda, plans, studies, specifications, records, files, or any other documents or materials, in electronic or any other form, that Consultant prepares or obtains pursuant to this Agreement and that relate to the matters covered hereunder shall be the property of the City. Consultant hereby agrees to deliver those documents to the City upon termination of the Agreement. It is understood and agreed that the documents and other materials, including but not limited to those described above, prepared pursuant to this Agreement are prepared specifically for the City and are not necessarily suitable for any future or other use. City and Consultant agree that, until final approval by City, all data, plans, specifications, reports and other documents are confidential and will not be released to third parties without prior written consent of both parties.

9.2 **Consultant's Books and Records.** Consultant shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to charges for services or expenditures and disbursements charged to the City under this Agreement for a minimum of three (3) years, or for any longer period required by law, from the date of final payment to the Consultant to this Agreement.

9.3 **Inspection and Audit of Records.** Any records or documents that Section 9.2 of this Agreement requires Consultant to maintain shall be made available for inspection, audit, and/or copying at any time during regular business hours, upon oral or written request of

the City. Under California Government Code Section 8546.7, if the amount of public funds expended under this Agreement exceeds TEN THOUSAND DOLLARS ($10,000.00), the Agreement shall be subject to the examination and audit of the State Auditor, at the request of City or as part of any audit of the City, for a period of three (3) years after final payment under the Agreement.

Section 10 MISCELLANEOUS PROVISIONS.

10.1 Attorneys' Fees. If a party to this Agreement brings any action, including an action for declaratory relief, to enforce or interpret the provision of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees in addition to any other relief to which that party may be entitled. The court may set such fees in the same action or in a separate action brought for that purpose.

10.2 Venue. In the event that either party brings any action against the other under this Agreement, the parties agree that trial of such action shall be vested exclusively in the state courts of California in the County of Sacramento or in the United States District Court for the Eastern District of California.

10.3 Severability. If a court of competent jurisdiction finds or rules that any provision of this Agreement is invalid, void, or unenforceable, the provisions of this Agreement not so adjudged shall remain in full force and effect. The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision of this Agreement.

10.4 No Implied Waiver of Breach. The waiver of any breach of a specific provision of this Agreement does not constitute a waiver of any other breach of that term or any other term of this Agreement.

10.5 Successors and Assigns. The provisions of this Agreement shall inure to the benefit of and shall apply to and bind the successors and assigns of the parties.

10.6 Use of Recycled Products. Consultant shall prepare and submit all reports, written studies and other printed material on recycled paper to the extent it is available at equal or less cost than virgin paper.

10.7 Conflict of Interest. Consultant may serve other clients, but none whose activities within the corporate limits of City or whose business, regardless of location, would place Consultant in a "conflict of interest," as that term is defined in the Political Reform Act, codified at California Government Code Section 81000 *et seq.*

Consultant shall not employ any City official in the work performed pursuant to this Agreement. No officer or employee of City shall have any financial interest in this Agreement that would violate California Government Code Sections 1090 *et seq.*

Consultant hereby warrants that it is not now, nor has it been in the previous twelve (12) months, an employee, agent, appointee, or official of the City. If Consultant was an

employee, agent, appointee, or official of the City in the previous twelve months, Consultant warrants that it did not participate in any manner in the forming of this Agreement. Consultant understands that, if this Agreement is made in violation of Government Code §1090 *et.seq.*, the entire Agreement is void and Consultant will not be entitled to any compensation for services performed pursuant to this Agreement, including reimbursement of expenses, and Consultant will be required to reimburse the City for any sums paid to the Consultant. Consultant understands that, in addition to the foregoing, it may be subject to criminal prosecution for a violation of Government Code § 1090 and, if applicable, will be disqualified from holding public office in the State of California.

10.8 **Solicitation.** Consultant agrees not to solicit business at any meeting, focus group, or interview related to this Agreement, either orally or through any written materials.

10.9 **Contract Administration.** This Agreement shall be administered by _____ ("Contract Administrator"). All correspondence shall be directed to or through the Contract Administrator or his or her designee.

10.10 **Notices.** Any written notice to Consultant shall be sent to:
Jorge Auilar
URS Corporation
1380 Leadhill Blvd Suite 100
Roseville, CA 95661

Any written notice to City shall be sent to:
Cyrus Abhar
City of Rancho Cordova, Public Works Director
2729 Prospect Park Drive
Rancho Cordova, CA 95670

10.11 **Professional Seal.** Where applicable in the determination of the contract administrator, the first page of a technical report, first page of design specifications, and each page of construction drawings shall be stamped/sealed and signed by the licensed professional responsible for the report/design preparation. The stamp/seal shall be in a block entitled "Seal and Signature of Registered Professional with report/design responsibility," as in the following example.

_____ Seal and Signature of Registered Professional with report/design responsibility.

10.12 **Integration.** This Agreement, including the scope of work attached hereto and incorporated herein as Exhibit A, and the compensation schedule attached hereto and incorporated herein as Exhibit B, represents the entire and integrated agreement between

City and Consultant and supersedes all prior negotiations, representations, or agreements, either written or oral.

CITY OF RANCHO CORDOVA

Ted A. Gaebler, City Manager

Date: _____

Attest:

Anna Olea-Moger, CMC
City Clerk

Date: _____

Approved as to Form:

Steve Meyers, City Attorney

Date: _____

CONSULTANT

Jorge Aguilar, Vice President

Date: _____

EXHIBIT A

SCOPE OF SERVICES

URS

1380 Lead Hill Boulevard, Suite 100
Roseville, California 95661-2997
Tel: (916) 784-3900
Fax: (916) 784-0211

September 25, 2006

Ms. Elizabeth Sparkman
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, California 95670

Subject: Review of Projects – Development Impact Fee and Capital Facility Programs,

URS Corporation is pleased to submit this scope of work and fee proposal for assisting the City with updating the project scopes and costs in support of the Development Impact Fee and Capital Facility Programs. The following scope of work describes the approach we believe will appropriately assist City staff. The proposal assumes that URS would work in an integrated fashion with the City staff. This scope, along with the budget, assumes ongoing task definition and is therefore offered on a time and materials basis. At this stage, only an anticipated budget for the first phase of the project is included.

PROJECT UNDERSTANDING

The City has expressed the need to review the scopes, descriptions and costs of the projects identified and contained within the "Transportation System et al Development Impact Fee Nexus Report" prepared by Revenue and Cost Specialists in October 2005, exclusive of those projects identified within the "Sunridge Specific Plan Fee Program" report prepared by Wood Rodgers on March 29, 2004, and currently in the process of being updated. The total program is anticipated to involve approximately 180 projects and cost between $2 and $3 billion.

The update would focus on project costs as documented in the "Rancho Cordova Roadway Fee Program" prepared by Psomas dated August 8, 2005. The City staff will review project scopes and consistency with the recently adopted General Plan. URS will focus on reviewing the Psomas cost analysis methodology and comparing this approach to similar efforts by URS and others.

Selected projects will not be analyzed for scope and cost beyond applying construction cost index increases to estimates prepared by others, however they will be included within the program cost summary. Among these are the bus lane transit facilities, the light rail station, the Sunrise Reliever Interchange, and the traffic control system.

URS suggests a phased approach to this project. The first phase would develop a generalized project cost analysis methodology and identify the number, type and scope of the projects to be evaluated in detail for delivery and construction costs. The second phase would develop specific project description sheets and summary spreadsheets, and the optional third phase would undertake more detailed review of the larger more complex projects.

PROJECT MANAGEMENT

This task is common to all phases and will involve project management, general coordination, team meetings and URS staff conducting one day of project field reviews with City staff to discuss selected projects.

URS will perform ongoing project management tasks to ensure a smooth project from initiation until finalization. URS will gather data, including but not limited to, reports, memos, council resolutions, and aerial photography for the proposed areas. URS will coordinate with City staff to obtain project information and provide general assistance to the City. Team meetings will be conducted on a regular basis. Due to the aggressive schedule of this project, meetings are expected to be held via teleconference as needed and monthly in City offices. The efforts in this task include the administrative support for the contract.

URS

PHASE 1 - Project Identification and Cost Analysis Methodology Development

Task A – Review Background Information and Develop Project Cost Analysis Methodology

URS would review, compare and evaluate the Psomas cost analysis methodology; review recent project bids on projects within the City and region; and recommend a generalized cost analysis methodology to use with updating the project costs. The anticipation is that varying cost calculation methodologies will be developed for approximately 6 different project classifications. The goal is to afford a reasonable, abbreviated, but well documented generalized cost methodology.

Initially suggested project classifications reflect methodologies previously used by URS for similar programs. This includes developing an estimated cost per lane mile for construction of surface streets (Classification #1) and expressways (Classification #2). Additionally, lump sum cost approaches will be developed for 4 different types of Tier 2 intersections (2X4, 4X4, 4X6, & 6X6) (Classification #3 thru #6). To these basic costs would be added costs for earthwork, traffic control, drainage, and miscellaneous items, each scaled on a 1 to 3 factoring system accounting for magnitude /complexity. Further factors would be developed to account for those instances where improvements would involve reconstruction versus new construction, and accounting for 3 or 5 approach intersections versus the "standard" 4 approach intersection.

In addition to the preceding 6 project classifications, interchanges with Hwy 50, Special Projects (i.e. light rail station, bus lane transit facilities, multi-intersection traffic control systems), and Tier 1 intersections (i.e. grade separations) would be addressed in consultation with the City staff. The anticipation is that these projects will be addressed on a lump sum basis, referencing work by others, adjusted to the current year by the construction cost indexes.

Common to all projects are the delivery costs, both costs before and after bid. These costs include design, environmental review, permitting, and construction administration. Project delivery costs are expected to encompass a range from approximately 20% to 50% of construction costs, depending on project size, complexity, funding type / involved agencies, delivery approach and environmental review expectations. URS will work with the City staff to review the City's and surrounding agencies record of project delivery costs and develop a scale to be applied to the projects on an individual basis.

Additionally common to all projects are Right-of-way (R/W) costs. R/W costs can vary widely. For some projects, the necessary R/W may exist, on others offers of dedications may be expected, some may require purchases of potentially improved properties. URS will rely on City staff to identify expected circumstances for each project and to guide the R/W cost determinations.

Task B – Identify Projects and Project Scopes

City staff identify projects, project scopes and determining consistency with the recently adopted General Plan. URS will be available to provide on-call transportation planning, traffic engineering and project planning / design services.

Task C – Reporting

URS will submit a final report recommending a generalized project cost analysis methodology, and a specific proposal for applying this methodology to the identified projects. The report will contain a matrix identifying each project, the project scopes, and the level of detail / particular cost methodology proposed for each project. The report will also contain recommendations for potential project specific scoping documents as possible supplemental efforts to the program level evaluation, the Phase 3 efforts.

PHASE 2 - Project Cost Analysis

Each of the identified projects will be analyzed, project specific cost spreadsheets developed and linked to a summary table. Project scope and design assumptions will be noted for each individual project. The anticipation is that few projects will need a detailed cost review, with many of the project costs simply being adjusted by the Caltrans highway construction cost index. However, some will likely require field review and application of the new cost analysis methodology developed within Phase 1. A significant component of this task includes field reviews and measurements of approximately two dozen projects within varying project classifications. These reviews will examine the general area to make a "magnitude-level" determination of the improvement impacts to therefore allow URS staff to calculate the approximate costs of related improvements. This scope assumes planning level reviews and cost estimating only based on the selected generalized cost analysis methodology. These reviews will afford opportunity to scope potential future, more detail work and to assure data used from prior reports is reliable and sufficiently accurate to meet the City's on-going needs for administering the development fee program.

Depending on the level of review and the selected cost evaluation approach, the unit cost per project, including reporting, could potentially vary from $200 per project to $2,000 per project.

PHASE 3 – Supplemental Project Scoping

Approximately 30 projects within the City's program make up nearly 60% of the total program costs. These projects range from approximately $10 to $30 million each. It appears that several of these projects lack scoping documents. This supplemental Phase 3 would offer the opportunity to provide project specific scoping documents for these cost critical projects. URS experience in other communities indicates that these abbreviated project scoping documents would range in cost, on a per project basis, from $10,000 to $30,000. A more complex situation like Sunrise north of Highway 50 would be on the high side, whereas improvements to an existing interchange on Highway 50 could be on the low side of this range.

STAFFING

Attached is a statement of qualifications for select personal within the Roseville Office. The anticipation is that James Labanowski will be the Project Manager, with consultation provided by Howard Michael and Steve Borroum. The Project Engineer will be Matt Korve, assisted by Huey Nham, Clara Ponce, and Tara Breault. While the URS Roseville office has extensive and wide ranging transportation support service experience, on a specific need basis, the anticipation is that Dowling and Associates would be called upon to provide supplemental traffic engineering support on the more complex projects. A statement of qualifications for Dowling is also attached.

SCHEDULE AND BUDGET

The first phase is expected to take approximately six weeks of production time. The total time involved may vary from this dependent on the City staff availability for assistance and review. With a project start date of November 1, 2006, URS will endeavor to deliver the draft Phase 1 report to the City on or before December 21, 2006. With review by the City, and two weeks to respond to comments, the anticipation is that the final report would be delivered by February 1, 2007.

The total anticipated budget for Phase 1 and the tasks identified in this scope of work will not exceed $35,000. This scope, along with the budget, assumes ongoing task definition and is therefore offered on a time and materials basis. The estimated task breakdown for this work is as follows:

Project Management	$6,000
Phase 1	
Task A - Review Background / Develop Cost Methodology	$18,000
Task B – Identify Projects / Scopes	on-call
Task C – Reporting	$11,000

URS

Attached is the URS current fee schedule, applicable to work within this calendar year. As is noted, this will be updated for 2007.

The anticipation is that Phase 2 of the project will take 12 weeks of production time. The total time involved may vary from this dependent on the City staff availability for assistance and review. With a start date for Phase 2 of February 1, 2007, the expectation is that the final report, inclusive of a draft review by City staff, would be delivered by May 1, 2007.

The current anticipation is that the vast majority of the projects will not need to be re-evaluated in detail. Under these circumstances, the budget for Phase 2 is conceptualized at approximately $50,000.

The schedule for a potential supplemental Phase 3 effort is difficult to predict. However, if elected, each of these projects would be approached on a parallel track effort, with the general anticipation that the entire effort be completed within the same time frame as Phase 2.

It is my pleasure to present this team as an extension of the City of Rancho Cordova staff and I welcome any questions you may have.

Sincerely,

URS Corporation

Jorge Aguilar, PE
Transportation Services Department Manager

EXHIBIT B

COMPENSATION SCHEDULE

URS

Roseville California Office
2006 Schedule of Fees and Charges

The following describes the basis for compensation for service performed during the calendar year 2006

This Schedule of Fees and Charges will be adjusted annually to reflect merit and economic salary increases, and changes in the expected level and mode of operations for the new year. The new Schedule of Fees and Charges will apply to existing and new assignments.

PERSONNEL CHARGES

The charge for all time required in the performance of the Scope of Service, including office, field and travel time, will be at the Unit Price Hourly rates set forth below for the labor classifications indicated.

Labor Classification	Hourly Rate
Graduate Engineer, Surveyor, Scientist	$78.50
Engineer, Surveyor, Scientist	$102.50
Senior Engineer	$125.00
Project Engineer, Surveyor, Scientist	$132.50
Design Project Manager	$165.00
Principal Engineer, Surveyor, Scientist	$175.00
Senior Project Manager	$190.00
Program Director	$210.00
Clerical	$55.00
Project Assistant/Word Processor	$75.00
Sr. Project Assistant / Controller	$92.50
Technician/ CADD	$92.50
Construction Inspector	$102.50
Senior Technician/ CADD	$102.50
2-Person Survey Party	$220.00
3-Person Survey Party	$300.00

When URS staff appear as expert witnesses at court trials, mediation, arbitration hearings and depositions, their time will be charged at 2.0 times the standard rate. All time spent preparing for such trials, hearings and depositions, will be charged at the standard labor rate.

URS/SIGNET TESTING LABORATORY SERVICES AND EQUIPMENT CHARGES

Charges for laboratory services and equipment will be charged at standard usage rates. Rate schedules are available upon request.

OTHER PROJECT CHARGES

Subcontractors and Equipment Rental

The cost of services subcontracted by URS to others and other costs incurred by URS will be charged at cost plus 10%.

Survey Equipment and Supplies

The use of Global Positioning System (GPS) Receivers will be charged at $150.00 per day per receiver. Normal survey stakes and other supplies are included in the hourly rate. Special type monuments will be charged at cost.

Construction Field Communications

The cost of communications including telephone, pagers, cell phones, network communications, facsimile will be charged at actual cost.

Document Reproduction

In-house reproduction will be charged at $.10 a page for 8.5" by 11" black and white, $.20 a page for 11" by 17" black and white and $1.50 a page for color.

Travel, Vehicles and Mileage

Field vehicles (pick-ups, vans, trucks, etc.) used on project assignments will be charged at $75.00 per day, $375.00 per week or $1,500 per month. Vanguarde Survey Truck will be charged at $800/day. The mileage charge for personal autos will be the then current mileage rate established by the Internal Revenue Service. Travel expenses will be billed at actual cost.

Prevailing Wage and Non-exempt Employees

URS survey crews are members of the Operating Engineers Local Union No. 3 and are subject to prevailing wage schedules. Survey party rates may be proportionally increased by the amount of the published wage change when changes to these rates occur. A 30% premium will be charged for all non-exempt employees working overtime hours.

This fee schedule contains confidential business information and is not to be copied or distributed for any purpose other than the use intended in this contract or proposal. Fees and charges are anticipated to increase by 10% (+/-) each year beginning January 1, 2007.

SUPPLEMENTAL REPORT

MEMORANDUM

DATE: October 2, 2006

TO: Honorable Mayor and Council Members

FROM: Cyrus Abhar, Public Works Director

SUBJECT: **SUPPLEMENTAL LANGUAGE FOR RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT WITH URS CORPORATION IN THE AMOUNT OF $120,000 FOR ENGINEERING SERVICES**

The following changes have been made to Resolution 166-2006:

Second Recital has been changed to read as follows:

WHEREAS, such contract will be in the amount of $120,000 and therefore exceed the maximum amount that the City Manager has authorization to approve; and

The direction to be authorized by the Council has been changed to read as follows:

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA that the City Manager is authorized to execute the attached agreement between the City and URS Corporation in a form approved by the City Attorney.

AGENDA ITEM # 11

CITY OF RANCHO CORDOVA

RESOLUTION NO. 166-2006

A RESOLUTION OF THE CITY COUNCIL AUTHORIZING THE EXECUTION OF CONSULTING SERVICES AGREEMENT WITH URS CORPORATION TO PROVIDE ENGINEERING SERVICES FOR THE TRANSPORTATION SYSTEM CAPITAL IMPROVEMENT PROGRAM UPDATE

WHEREAS, the City of Rancho Cordova wishes to contract with URS Corporation for consulting services to provide engineering services to assist the City in developing a cost methodology for updates to the Transportation System Capital Improvement Program for the period beginning on upon execution of the contract through December 31, 2011; and

WHEREAS, such contract will be in the amount of $120,000 and therefore exceed the maximum amount that the City Manager has authorization to approve; and

WHEREAS, the Transportation Impact Fee Fund has budgeted sufficient funds to cover the cost of this contract.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA that the City Manager is authorized to execute the attached agreement between the City and URS Corporation in a form approved by the City Attorney.

PASSED AND ADOPTED by the City Council of on the 2nd day of October, 2006 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Robert J. McGarvey, Mayor

ATTEST:

_____
Anna-Olea Moger, City Clerk

MEMORANDUM

DATE: October 2, 2006

TO: Honorable Mayor and Council Members

FROM: Paul Junker, Planning Director
William Campbell, Principal Planner

SUBJECT: **DEVELOPMENT AGREEMENT- 2006 ANNUAL REVIEW FOR ANATOLIA III ; SUNRIDGE, LLC, SUNRIDGE PARK; RANCHO 80, SUNRIDGE PARK; WOODSIDE SUNRIDGE, SUNRIDGE PARK; SUNRIDGE PARK LIMITED PARTNERSHIP, SUNRIDGE PARK; BEAZER HOMES, ANATOLIA I & II; GMAC AND U.S. HOME, ANATOLIA UNITS I AND II; GMAC, LENNAR, AND U.S. HOME, KB NORTH DOUGLAS LLC, ANATOLIA II, LOT 8; U.S. HOME, CAPITAL VILLAGE; BEAZER HOMES.**

RECOMMENDATION

Staff recommends the City Council find the Developers are in compliance with their respective development agreements.

RESULT OF RECOMMENDED ACTION

The review and acceptance of the annual report would fulfill the state obligation and terms of the Development Agreements the City has executed.

BACKGROUND

The City is required to perform an annual review of all adopted development agreements, pursuant to Government Code Section 65864 et seq. Additionally, Sections 12 and 13 of the development agreement adopted by the City specifies the annual report and the time period by which the developer reports to the City the accomplishment and activities of the project. The annual reporting process is initiated by the City. The developer has the opportunity to provide the status of the activities and accomplishments listed in the agreement. If the Planning Director finds the developers report substantiates compliance with the terms and provisions set forth in the Agreement, a certificate of compliance will be issued and it will be reported to the City Council. In the unlikely event that the Planning Director finds substantial evidence demonstrating non-compliance with the terms set forth in the Agreement, the Director will provide with written notification stating the reason(s) for non-compliance. Pursuant to section 14 of the Agreement, the developer will have a prescribed period to cure the non-compliance and the results would be incorporated into a report to the City Council.

Staff initiated the annual review process with the preparation of the attached letter exhibit to the developers or their successors requesting a status of the Agreement. Thirteen letters were mailed to the developers with executed Development Agreements and staff received written response from eleven developers, indicating compliance with the agreement and its terms.

Beazer Homes did not provide a written response to the two development agreements for Capital Village and Villages 9 and 10 of Sunridge Park. Although Beazer Homes did not provide written response, due to the fact they have not progressed to trigger any of their stipulated conditions, staff did not find substantial evidence demonstrating non-compliance with the terms set forth in the Agreement, therefore staff would be able to prepare the certificates of compliance for this annual report of 2006.

All developers have and are performing the required obligations per the City Council approved Development Agreements for this reporting period. The Development Agreements will enable the City to support and complete the needed community facilities that have been identified in the Development Agreement. Completion of these facilities or fair share contribution of funds for certain projects is guaranteed by the Development Agreement to coincide and in most cases precede build out of the project.

ATTACHMENTS

1. Annual Report Letter Example
2. Responses from the Developers

Attachment 1

Robert McGarvey
Mayor
David Sander
Vice Mayor
Linda Budge
Councilmember
Dan Skoglund
Councilmember
Ken Cooley
Councilmember

CITY OF RANCHO CORDOVA
CALIFORNIA
Incorporated 2003

Planning Department

Date

Developer Name and Address

Re: Development Agreement Annual Compliance Review

Dear:

The City is in the process of conducting annual reviews of all adopted development agreements, pursuant to Government Code Section 65864 et seq. and sections 12 and 13 of the ***(Project Name)*** development agreement. The City is requesting your assistance with this process by asking you to provide us with evidence showing that your project is in compliance with the terms of the Development Agreement entered in between the City of Rancho Cordova and ***(Developer Name)*** on (date of agreement), (the "Agreement"). Pursuant to section 13 of the Agreement, you have thirty (30) days from this written notice to supply the City with information relating to compliance with the Development Agreement provisions. You may provisions related to annual review in sections 13 and 14 of your Development Agreement.

If the Planning Director finds that you are in compliance with the terms and provisions set forth in the Agreement, a certificate of compliance will be issued for your project. Please keep a copy of this certificate for your records. In the unlikely event that the Planning Director finds substantial evidence demonstrating non-compliance with the terms set forth in the Agreement, the Director will provide you with written notification stating the reason(s) for non-compliance. Pursuant to section 14 of the Agreement, you will have a prescribed period to cure the non-compliance. If these violations are not cured, City has the reserved right to terminate or modify the Agreement. Pursuant to City Municipal Code Sections 112-167, any decision by the Council regarding non-compliance of the Agreement can be appealed to a court within thirty (30) days of such decision, after which the determination becomes final and the developer waives its right to appeal the decision of Council.

Again, this is a standard review of the Agreement and does not indicate that the City has any present concerns that **(Developer Name)** is not in compliance with the Agreement. If you have any questions regarding the above, please contact me at (916) 851-8752.

Sincerely,

William Campbell
Principal Planner

HEFNER STARK & MAROIS LLP
LAW OFFICES
ESTABLISHED 1896

2150 RIVER PLAZA DRIVE
SUITE 450
SACRAMENTO, CA
95833-4136
TEL: (916) 925-6620
FAX: (916) 925-1127

TIMOTHY D. TABRON

RECEIVED
JUN 15 2006
RANCHO CORDOVA
PLANNING

June 14, 2006

VIA U.S. MAIL & E-MAIL

William Campbell
Principal Planner
Planning Department
City of Rancho Cordova

Re: Development Agreement Annual Review

Dear Bill,

On May 16, 2006 I was copied on seven letters that you mailed to the owners of properties in the Sunrise-Douglas planning area, informing them of the City's annual review of the development agreements, pursuant to Government Code section 65865.1. The letters were addressed to the following parties and respective properties:

1. Lennar Renaissance, Inc. (Anatolia I & II, Villages 1, 3, 4, 8 and 15)
2. GMAC Model Home Finance, Inc. (Anatolia I & II, Villages 1, 3, 4, 8 and 15)
3. U.S. Home Corporation (Anatolia I & II, Villages 7, 9, and 12)
4. GMAC Model Home Finance, Inc. (Anatolia I & II, Villages 7, 9, and 12)
5. Lennar Renaissance, Inc. (Anatolia II, Lot 8)
6. Sun Ridge, LLC (Anatolia III)
7. Lennar Renaissance, Inc. (North Douglas I & II)

As these properties are now all owned by Lennar and its affiliates, our office coordinated the compliance review of the respective parties' obligations under the respective development agreements with Lennar Communities. Our review demonstrated that the parties are in compliance with all applicable sections of the agreements.

The particular sections of the agreements implicated in this review are detailed in the attached exhibits. Compliance with specific provisions of the development agreement for Anatolia I & II, Villages 1, 3, 4, 8 and 15 is shown in the attached **Exhibit 1**. Compliance with specific provisions of the development agreement for Anatolia I & II, Villages 7, 9, and 12 is shown in the attached **Exhibit 2**. Compliance with specific provisions of the development agreement for Anatolia II, Lot 8 is shown in the attached **Exhibit 3**. Compliance with specific provisions of the development agreement for North Douglas I & II is shown in the attached **Exhibit 5**.

The property that is the subject of the Anatolia III development agreement has been transferred from Sun Ridge LLC to Lennar Renaissance Inc. Compliance with specific provisions of the development agreement for Anatolia III is shown in the attached **Exhibit 4**.

We appreciate the professionalism demonstrated by members of the Planning Department staff throughout the development agreement process, and look forward to coordinating with the City as this compliance review process continues. If you or any other City personnel should have any questions or concerns please contact me at (916) 567-7329, or Greg Forest at (916) 567-7328.

Very truly yours,

HEFNER, STARK & MAROIS, LLP

By

Timothy D. Taron

TDT:gaf
K:\Lennar Communities\Douglas North (5788-0016)\ltr Compliance Review.doc

cc: Jack Sevey
Lennar Communities
1075 Creekside Ridge Drive, Suite 110
Roseville, CA 95678

EXHIBIT 1

ANATOLIA I & II

VILLAGES 1, 3, 4, 8, & 15

Applicable Sections

Section 6.2: Permitted Uses.

The permitted uses as defined in Section 6.2 have not changed.

Section 6.4.1: New Park Development Fees.

This fee ($3,000 per residential parcel shown on final maps) shall be paid at building permit.

Section 6.4.2: Existing Park Renovation Fees.

This fee ($733 per residential parcel shown on final maps) shall be paid at building permit.

Section 6.4.3: Police Tax.

Landowner voted in favor of tax. This tax ($250 per residential parcel shown on final maps) shall be paid annually by the homeowners.

Section 8.1: Processing Fees and Changes

Fees shall be paid at appropriate times.

Section 8.2: Development Impact Fees, Exactions and Dedications

No fees contemplated by this section have been imposed upon the project.

Section 8.3: CEQA Mitigation Measures

Landowner shall satisfy mitigation measures at appropriate times.

Section 9.1: Community Facilities District

A Community Facilities District (SunRidge Anatolia Community Facilities District No. 2003-1) has been formed in accordance with this Section and applicable state law.

Section 9.2: Issuance of Bonds

Bonds were issued in 2003.

EXHIBIT 2

ANATOLIA I & II

VILLAGES 7, 9 & 12

Applicable Sections

Section 6.2: Permitted Uses.

The permitted uses as defined in Section 6.2 have not changed.

Section 6.4.1: New Park Development Fees.

This fee ($3,000 per residential parcel shown on final maps) shall be paid at building permit.

Section 6.4.2: Existing Park Renovation Fees.

This fee ($733 per residential parcel shown on final maps) shall be paid at building permit.

Section 6.4.3: Police Tax.

Landowner voted in favor of tax. This tax ($250 per residential parcel shown on final maps) shall be paid annually by the homeowners.

Section 8.1: Processing Fees and Changes

Fees shall be paid at appropriate times.

Section 8.2: Development Impact Fees, Exactions and Dedications

No fees contemplated by this section have been imposed upon the project.

Section 8.3: CEQA Mitigation Measures

Landowner shall satisfy mitigation measures at appropriate times.

Section 9.1: Community Facilities District

A Community Facilities District (SunRidge Anatolia Community Facilities District No. 2003-1) has been formed in accordance with this Section and applicable state law.

Section 9.2: Issuance of Bonds

Bonds were issued in 2003.

EXHIBIT 3

ANATOLIA II (Lot 8)

Applicable Sections

Section 6.2: Permitted Uses.

The permitted uses as defined in Section 6.2 have not changed.

Section 6.4.1: New Park Development Fees.

This fee ($3,000 per residential parcel shown on final maps) shall be paid at building permit.

Section 6.4.2: Existing Park Renovation Fees.

This fee ($733 per residential parcel shown on final maps) shall be paid at building permit.

Section 6.4.3: Police Tax.

Landowner voted in favor of tax. This tax ($250 per residential parcel shown on final maps) shall be paid annually by the homeowners.

Section 8.1: Processing Fees and Changes

Fees shall be paid at appropriate times.

Section 8.2: Development Impact Fees, Exactions and Dedications

No fees contemplated by this section have been imposed upon the project.

Section 8.3: CEQA Mitigation Measures

Landowner to satisfy mitigation measures at appropriate times.

Section 9.1: Community Facilities District

A Community Facilities District (SunRidge Anatolia Community Facilities District No. 2003-1) has been formed in accordance with this Section and applicable state law.

Section 9.2: Issuance of Bonds

Bonds were issued in 2003.

EXHIBIT 4

ANATOLIA III

Applicable Sections

Section 6.2: Permitted Uses.

The permitted uses as defined in Section 6.2 have not changed.

Section 6.4.1: New Park Development Fees.

This fee ($3,000 per residential parcel shown on final maps) shall be paid at building permit.

Section 6.4.2: Existing Park Renovation Fees.

This fee ($733 per residential parcel shown on final maps) shall be paid at building permit.

Section 6.4.3: Police Tax.

Landowner voted in favor of tax. This tax ($250 per residential parcel shown on final maps) shall be paid annually by the homeowners.

Section 8.1: Processing Fees and Changes

Fees shall be paid at appropriate times.

Section 8.2: Development Impact Fees, Exactions and Dedications

No fees contemplated by this section have been imposed upon the project.

Section 8.3: CEQA Mitigation Measures

Landowner shall satisfy mitigation measures at appropriate times.

Section 9.1: Community Facilities District

A Community Facilities District (SunRidge Anatolia Community Facilities District No. 2003-1) has been formed in accordance with this Section and applicable state law.

Section 9.2: Issuance of Bonds

Bonds were issued in 2003.

NORTH DOUGLAS I & II

Applicable Sections

Section 6.2: Permitted Uses.

The permitted uses as defined in Section 6.2 have not changed except as follows. The project still includes approximately 120 acres of Low and Medium Density Single Family Residential and approximately 9 acres of Open Space (Park). The total unit count was adjusted from 680 to 665 to accommodate a needed on-site Zone 40 water tank facility.

Section 6.4.1: New Park Development Fees.

Per section 2 of the First Amendment to the Development Agreement, approved by the City of Rancho Cordova, April 17, 2006, the landowner shall pay a "New Development Fee" to the City in the amount of $5,060. Per the Amendment, landowner agrees to pay $865 for each residential lot at the time of Final Map approval and the remainder ($4,195) at building permit. The Final maps were approved April 17, 2006 and the $865 per each lot was paid. Per section 5 of the Amendment, the New Development Fee shall be used to fund certain roadway improvements and by the Cordova Recreation and Park District to fund a shortfall in certain park improvements.

Section 6.4.2: Existing Park Renovation Fees.

This fee ($733) is to be paid at building permit.

Section 6.4.3: Police Tax.

The Police Tax will now be addressed in the SunRidge North Douglas Community Facilities District No. 2005-1. It is referred to as the "Services Special Tax Requirement" which is the equivalent of the amount necessary in any Fiscal Year to pay for (i) Authorized Services, (ii) Administrative Expenses that have not been included in the Facilities Special Tax Requirement for the fiscal year, and (iii) cure of any delinquencies in the payment of Services Special Taxes levied in prior fiscal years or are expected to occur in the current fiscal year (based on delinquencies in the payment of Services Special Taxes which have already taken place). The Police Tax will be paid by the homeowners in conjunction with their annual property taxes.

Section 8.1: Processing Fees and Changes

Fees shall be paid at appropriate times

Section 8.2: Development Impact Fees, Exactions and Dedications

No fees contemplated by this section have been imposed upon the project.

Section 8.3: CEQA Mitigation Measures

Landowner shall satisfy mitigation measures at appropriate times.

Section 9.1: Community Facilities District

A Community Facilities District (SunRidge North Douglas Community Facilities District No. 2005-1) has been formed in accordance with this Section and applicable state law.

Section 9.2: Issuance of Bonds

Bonds are expected to be issued by the SunRidge North Douglas Community Facilities District No. 2005-1 in the near future in accordance with this Section and applicable state law.

RECEIVED
JUN 06 2006
RANCHO CORDOVA
PLANNING

WOODSIDE HOMES OF NORTHERN CALIFORNIA INC

June 2, 2006

William Campbell
Principal Planner
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Re: Development Agreement Annual Compliance Review

Dear Bill,

In response to your letter dated May 17, 2006, Woodside Homes declares compliance with the terms spelled out in the Development Agreement pertaining to the Sunridge Park Development. We have complied to, and continue to comply to the best of our knowledge the terms outlined in the Development Agreement dated August 2004, including the amendment dated April 2006. The following is an outline of compliance item status reports:

- Zoning and building ordinances have been adhered to in the planning and building phases of construction. Density and product design have been passed by the planning commission.
- Park development fees of $3,000 per lot have been paid to the Park District for each residential parcel for which permits have been obtained thus far. In addition, the $733 fee for park renovation has been paid at the time of permit issuance.
- Disclosures of the assessed "Special Police Tax" has been included in disclosures for prospective resident review.
- Woodside Homes project managers and accountants have been diligent in ensuring timely payment of all processing fees and permitting fees
- Development impact fees are being addressed and paid to the best of our knowledge as the project progresses. Land has been dedicated for infrastructure as indicated in the Agreement, including water detention basins, schools, and parks.
- Wetlands have been left undisturbed to the best of our ability, and will remain so until the wetlands permit is granted at a future date.
- Woodside Homes has and continues to comply with EIR mitigation measures. As it relates to traffic, Woodside complies with the Development Agreement dated April 2006, including the amended mitigation measures and zoning conditions set forth in the amendment filed in April 2006.

Should you require further detail into any of these items, please feel free to contact me at (916) 608-9600.

Sincerely,

Brian Cutting
Project Manager

111 WOODMERE DRIVE, SUITE 190, FOLSOM, CA 95630 • (916) 608-9600 • FAX (916) 608-9940

Syncon
HOMES

www.synconhomes.com

May 22, 2006

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

Re: Rancho 80, LLC. Sunridge Park - Development Agreement Annual Compliance Review

Dear Mr. Campbell:

Per your letter dated May 17, 2006 (copy attached), regarding the City conducting annual reviews of all adopted development agreements, we would like to respond by saying that we believe our project is in full compliance with the Rancho 80, LLC. Sunridge Park Development Agreement entered into between the City of Rancho Cordova and Rancho 80, LLC. on August 2, 2004 (the "Agreement").

If you have any questions regarding the above, please feel free to contact me.

Sincerely,

Jim McDonough
Corporate Vice President, Land

Attachments: Copy of City's letter, dated May 17, 2006

1508 Eureka Rd. #230 • Roseville • CA • 95661

P: 916.772.5221 • F: 916.772.553

MEMORANDUM

DATE: October 2, 2006

TO: Honorable Mayor and Council Members

FROM: Paul Junker, Planning Director

SUBJECT: **SAN JOAQUIN VALLEY COLLEGE (SJVC) REFUND REQUEST OF APPEAL FEE**

RECOMMENDATION

San Joaquin Valley College (SJVC) submitted a Conditional Use Permit (CUP) application for an oversized sign within the Highway 50, Special Sign Corridor. This request was denied and subsequently appealed to the City Council, which upheld the Planning Commission decision to deny the CUP. The applicant paid an appeal fee of $3,376 to process the application and is now requesting that the appeal fee be refunded.

Staff recommends that the City does not refund the appeal fee.

RESULT OF RECOMMENDED ACTION

If the City Council decides to deny the request for a refund of the appeal fee, no additional action is required.

BACKGROUND

The City Council denied a Conditional Use Permit for an oversized sign in the Special Sign Corridor located at 11050 Olson Drive along the Highway 50 frontage and within the Highway 50 Special Sign Corridor by adopting Resolution No. 57-2006. This item was taken to the City Council as an appeal of a Planning Commission decision to deny the CUP request at a March 9, 2006 public hearing.

The applicant paid an appeal fee of $3,376.00 and the City spent $4,347.50 in staff time to process the appeal, prepare staff reports, complete research, and conduct two City Council meetings (May 15, 2006 and June 16, 2006). The appeal was continued to a second meeting to allow staff and the applicant to complete more research on the following topics: location of potential wall signs, tree removal options, and signs allowed on the site without a CUP. Planning Staff also conducted a site visit to identify the location of key existing trees. This information was brought back to City Council at a second meeting to help them make a fully informed decision.

Due to the staff time and expense involved with the processing of this application, Staff does not recommend a refund of the appeal fee.

ATTACHMENT

Letter dated July 27, 2006 from Bonita A. Roznos, Director Rancho Cordova Campus SJVC

AGENDA ITEM # 13

SJVC
A PRIVATE JUNIOR COLLEGE

RECEIVED
JUL 31 2006
RANCHO CORDOVA
PLANNING

July 27, 2006

Mr. Paul Junker, Director of Planning
City of Rancho Cordova, Planning Department
2729 Prospect Park
Rancho Cordova, CA 95670

Re: San Joaquin Valley College, RC-05-208 – Appeal of Planning Commission Denial of Conditional Use Permit: **REFUND REQUEST**

Dear Mr. Junker,

Thank you for the assistance you and your department provided us in helping us secure an audience with the Council regarding ***SJVC***'s signage problem. Although the Council did not vote in our favor, I do appreciate your staff's assistance in the matter.

The purpose of this letter is to officially request a refund of the appeal fee for San Joaquin Valley College, RC-05-208 – Appeal of Planning Commission Denial of Conditional Use Permit, in the amount $3,376.00. I met with Mayor Robert J. McGarvey on March 22, 2006 and he stated that if our appeal was denied by the City Council that he would make certain that our appeal fee of $3,376.00 was refunded. I called and spoke to Jeff Beiswenger today to follow up with this matter and he directed me to make this request, in writing, through you and the Planning Department.

Please contact me by email at bonita.roznos@sjvc.edu or at the telephone number listed below if you have any questions.

Thank you.

Respectfully,

Bonita A. Roznos

Bonita A. Roznos, Director
Rancho Cordova Campus

Cc: Mayor Robert J. McGarvey

SJVC
A PRIVATE JUNIOR COLLEGE

RECEIVED

SEP 27 2006

CITY CLERK DEPT.
CITY OF RANCHO CORDOVA

September 27, 2006

Honorable Mayor Robert McGarvey and Members of the City Council
City of Rancho Cordova
2729 Prospect Park Drive,
Rancho Cordova, CA 95670

Dear Honorable Mayor McGarvey and Members of the City Council:

I am writing this letter in response to the attached memorandum prepared by Paul Junker, Planning Director for the City of Rancho Cordova. Additionally, I would appreciate this letter being added to the report addressing this issue at the October 2, 2006 City Council Meeting.

I met with Mayor McGarvey on Wednesday, March 22nd regarding the denial of a request of a Conditional Use Permit application for ***San Joaquin Valley College***-Rancho Cordova by the Planning Commission. I expressed my concern with Mayor McGarvey about pursuing an appeal with the City Council regarding the denial of the use permit by the Planning Commission and asked for his recommendation. At this time, Mayor McGarvey stated that he supported our sign proposal, encouraged me to pursue the appeal and stated that the City would refund the appeal fee of $3,376 dollars if the appeal was denied by Council.

It is in this spirit and, of course, the commitment by Mayor McGarvey to refund the fee, that I am requesting this refund.

Please do not hesitate to contact me via email at bonita.roznos@sjvc.edu or by telephone, at the number listed below, if you have any questions.

Respectfully submitted,

Bonita A. Roznos, Director
SJVC – Rancho Cordova Campus

Dist. Mayor Robert McGarvey
Council members: David Sander
Linda Budge
Ken Cooley
Dan Skoglund
Ted A. Gaebler, City Manager
Paul Junker, Planning Director
Anna Olea-Moger, City Clerk

AGENDA ITEM # 13

MEMORANDUM

DATE: October 2, 2006

TO: Honorable Mayor and Council Members

FROM: Jeffrey S. Beiswenger, AICP, Senior Planner

SUBJECT: **CAPITAL VILLAGE COMMERCIAL DESIGN REVIEW**

PROPERTY OWNER:	**APPLICANT / DEVELOPER:**
Beazer Homes Contact: Jim Van Maren 3721 Douglas Blvd., Ste 100 Roseville, CA 95661	DSL Service Company Contact: David Casty 3501 Jamboree Rd, North Tower, Ste. 5000 Newport Beach, CA 92660

PROJECT: Capital Village Commercial – Design Review

FILE: RC-05-193

LOCATION: International Drive and Zinfandel Drive

APN: 072-0680-010, 011, 012, 013, 014 and 072-0680-038

PLANNER: Jeffrey S. Beiswenger, AICP, Senior Planner

RECOMMENDATION

Approve commercial design review entitlement necessary to construct a 307,464 square foot commercial project on a 27.4 acre project site. The Planning Commission recommends that the City Council determine that the Final Supplemental Mitigated Negative Declaration (SMND) is adequate under the California Environmental Quality Act (CEQA), and adopt Resolution 167-2006 to approve commercial design review, subject to attached Design Package and Conditions of Approval.

RESULT OF RECOMMENDED ACTION

Approval would allow the applicant to pursue building permits, site improvements and other approvals needed to construct a 307,464 square foot commercial shopping center project as part of the Capital Village project.

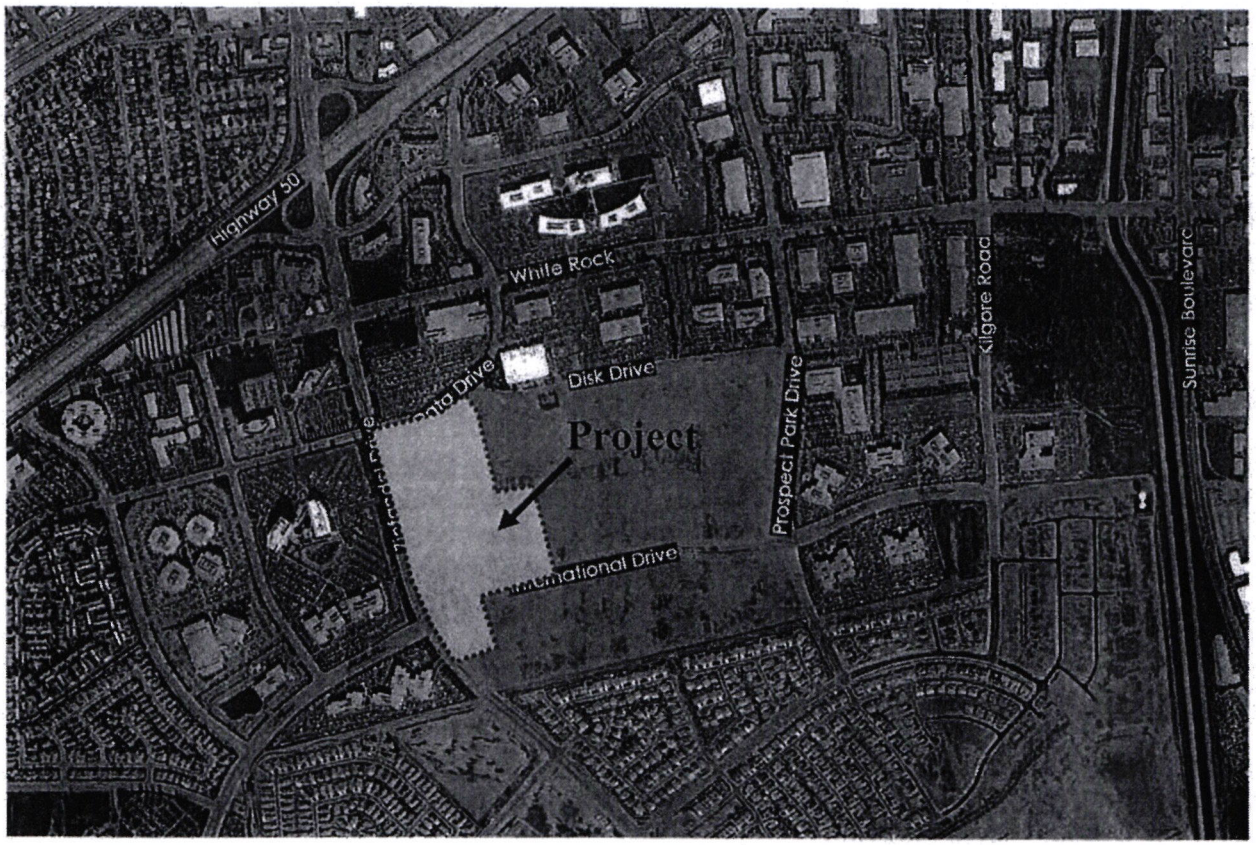
AGENDA ITEM # 14

BACKGROUND

On July 5, 2006, the City Council approved certain entitlements related to the project, including: an amendment to the Capital Village Special Planning Area (CVSPA) to allow additional building height and reduced minimum parking requirements; tentative parcel map to divide the primary commercial site into thirteen separate parcels; and preliminary site plan approval. The City Council did not approve commercial design review at that meeting. As part of the approved project entitlements, a condition of approval was adopted requiring design review approval for each parcel and building on the site. The applicant has submitted an application for design review for the entire project site. The project's conditions of approval have been amended to incorporate conditions related to the design review entitlement.

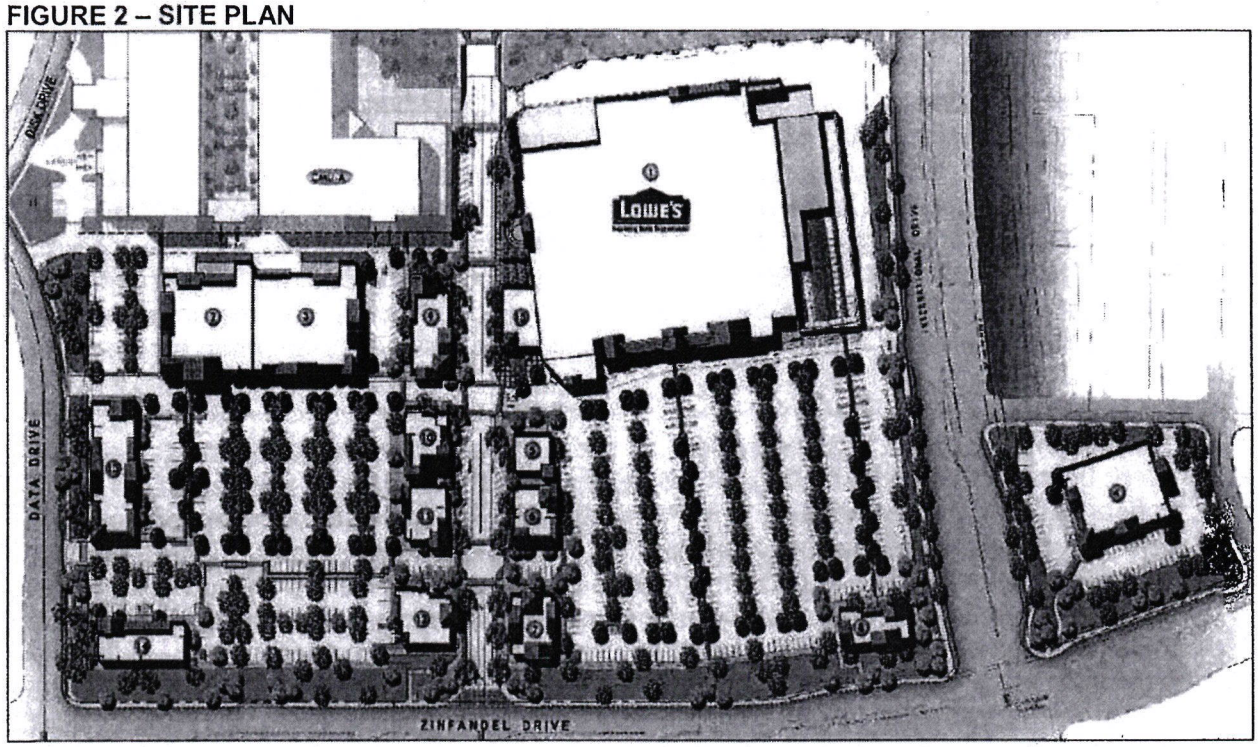
The project site is bordered by Data and Disk Drives to the north, Road "B" and the Capital Village residential project to the east, Zinfandel Drive to the west and International Drive to the south. The southeast corner of International and Zinfandel is included in the project (Figure 1).

FIGURE 1 – VICINITY AERIAL MAP



The site plan (Figure 2) includes a commercial shopping center with a 138,431 square foot home improvement center and a related 29,153 square foot garden center; three major buildings of 23,000 square feet, 20,000 square feet and 15,580 square feet; nine smaller building ranging in size from 2,750 square feet to 13,200 square feet located along a central "Main Street"; and three additional pad buildings ranging in size between 5,500 square feet to 12,360 square feet.

FIGURE 2 – SITE PLAN



The property has an underlying zoning designation of Capital Village, Special Planning Area (CVSPA). The proposed commercial development is located within the Commercial and Main Street District (C-MS) of the CVSPA, defined as follows:

> **2.3.1 Commercial and Main Street District.**
> This district allows for a wide variety of commercial retail and service uses serving the needs of the local Rancho Cordova community as well as Capital Village. Uses may include shopping centers, including grocery stores, restaurants, home improvement stores, and department stores. Other uses include boutique uses such as executive offices, bookstores, cafes, salons, and specialty shops.

The proposed commercial development would occupy the majority of the C-MS district, which includes the primary 24.9 acre site located on the northeast corner of Zinfandel and International and the secondary 2.5 acre parcel on the southeast corner of Zinfandel and International. A portion of the C-MS district and the entire Loft district at the corner of Disk Drive, and "B" Street would remain undeveloped at this time.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission recommends that the City Council approve the project with some amendments and additional conditions of approval. The Planning Commission believes that the overall design of the project is a good fit for Rancho Cordova, will add value to the recently established downtown district and will help inspire additional quality projects to locate in the community. The Planning Commission had the following specific questions and concerns:

- Special events area. The Planning Commission approved of the site design for the east end of Main Street that would support special and seasonal events (e.g. farmer's market). The operational characteristics were a concern specifically regarding secure access to the electrical boxes and fire access. Staff responded that a temporary use

permit would be required for a farmer's market or any other event to ensure that safety and other concerns are addressed.

- Unique project identity / "branding." The Planning Commissioners are concerned that the project design did not promote "Capital Village" as a unique location. Commissioners suggested several ideas for project enhancements, such as incorporating a curved stone feature (identifying the location as "Capital Village") at the Main Street entrance, use of high quality building materials, banner designs for light poles, etc. A follow-up design approval process would be required for signage and other site elements. The proposed parking lot trellises, column features, informational kiosks, directory signs, even stops signs should all be built with a common architectural theme.

- The Planning Commission would like to see a greater diversity of building materials used, believes that some high quality materials could be used, and that use of the stone veneer could "date" the project. The Planning Commission listed examples of materials that they would like for the applicant to consider including: metal, slate, granite, stainless steel, etc. The applicant indicated that it would be cost prohibitive to provide many of the materials mentioned on a large scale, but indicated a willingness to explore design refinements when final designs and tenant improvements are done for individual buildings. Staff will include a condition of approval that requires Planning Director review and approval of tenant improvements and final building designs to ensure that quality materials are used, designs are enhanced and final design do not deviate significantly from design approval documents.

- Vendor carts were mentioned as a concern, since some of the carts can be large and sometimes unsightly. An area for vendor carts has been identified on the east side of Building K at the northwest corner of Major 1. Staff has drafted a condition of project approval that requires a temporary use permit for vendor carts and for outdoor seasonal display.

- Shopping carts were mentioned as a concern. A condition of approval will require that a shopping cart management plan be submitted and approved prior to occupancy of any of the major buildings.

IMPLEMENTING GENERAL PLAN VISION

Given its location within the City of Rancho Cordova, the Capital Village commercial site is significant to helping the City realize its vision of a vibrant, mixed-use, pedestrian friendly community. The General Plan promotes:

- Positive Public Realm Experience
- Integrated Total Community Layout
- Access to Interactive Shopping Experiences
- Pedestrian-friendly Street Designs
- Walkable Main Street Designs

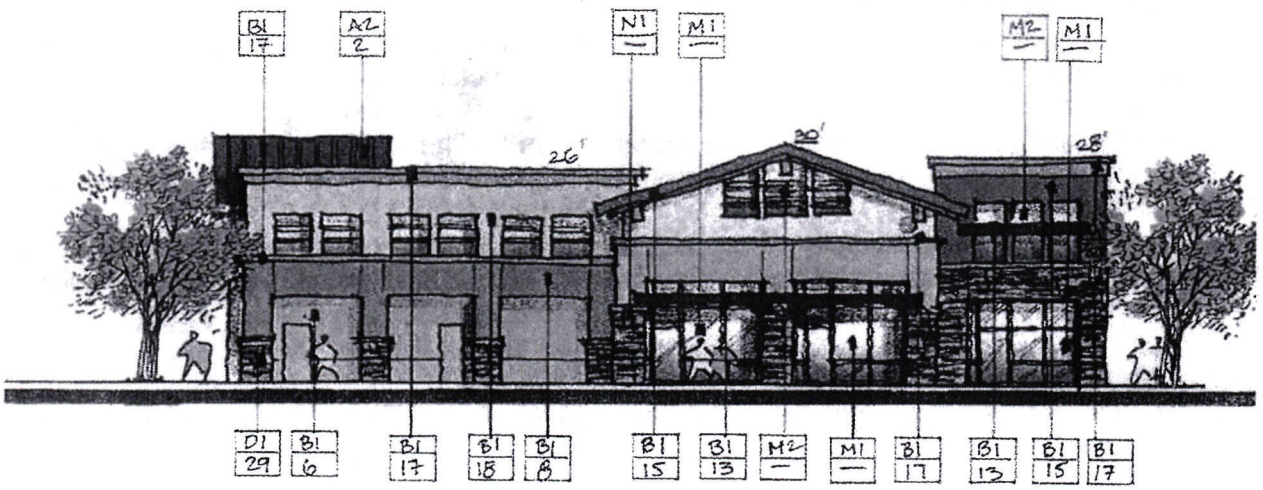
The DSL proposal implements the City's vision for the site by:

- Creating a positive public realm experience by facing "transparent" facades towards Zinfandel Road, International Road.

- Carefully designing the building and plaza on the north side of Lowe's to create a pleasant and interactive pedestrian environment to strengthen the link to the residential portion of the Capital Village project.
- Carefully designing "Main Street" buildings to provide facades, entries and window treatments that create an interesting and engaging environment.
- Providing wide sidewalks, plaza areas between buildings to create opportunities for activity along Main Street.
- Strengthening the design of the pedestrian facility along Zinfandel to create a "promenade" to identify Zinfandel as a Downtown street.
- Providing direct pedestrian connections internal to the site. Persons walking to the site are provided with safe, pleasant, direct routes to building entries.
- Creates an area for community events (farmer's markets, etc.)

The Zinfandel and International frontages are important to create an inviting and safe environment along these major roadways. Page 3:26 of the City Design Guideline document and subsequent pages specifically encourage a positive relationship between buildings and streets. The City Design Guideline document specifies that buildings should be placed at the public street frontage and oriented towards the public sidewalks with building entries and transparent windows. DSL proposes buildings oriented internal to the parking fields, but has provided a high level of detail to facades facing the street with structural articulation, with windows and some opportunity for outdoor seating. While not "fronting" Zinfandel or International these buildings do provide visibility between the inside of buildings and the public sidewalk. At the core of the project is a Main Street design which will serve as the hub of pedestrian activity for the project. The Main Street design and a reasonable treatment of facades along Zinfandel and International will help create a lively interaction between the public and private realm.

FIGURE 3 – EXAMPLES OF STREET FACING FAÇADE (BUILDING D)



DESIGN ANALYSIS

The Capital Village commercial project is subject to design provisions contained within the following documents:

- Capital Village, Special Planning Area. Adopted as part of the zoning code the SPA provides general goals and objectives, as well as standards for parking, building height and other standards.

- Rancho Cordova, Design Guidelines. Provides detailed design standards and guidelines that are applicable to commercial projects within the City.
- Capital Village MND (with Air Quality Plan). The environmental document for the Capital Village project and the related Air Quality plan contain design provisions, such as requirements for bicycle parking, provision of transit information, shading standards and other provision to improve air quality.

The following section evaluates each building and related site improvements followed by recommendation that are implement through the project's conditions of approval.

General Architectural Comments

In terms of architectural design, the project meets design objectives, as follows:

- Both one and two story structures are provided on this site. The one story structures range in height from 18 feet to 33 feet and the Lowe's building ranges in height from 30 feet to 49 feet. Although one-story buildings, these buildings have additional height which improves the aesthetic appeal.
- Three two-story structures are provided along Main Street. This is the appropriate location on the site for the additional height since it provides height and development intensity along this important street.
- All of the buildings are well designed with structural articulations, massing of building and roof forms. This creates visual interest throughout and avoids the appearance of long blank walls.
- All facades facing public streets are required to have windows by the City Design Guidelines, which this project provides. The windows provide a way for people within the buildings to see the public sidewalk and street. A condition of project approval has been provided which will allow the number of building windows to be increased and entry doors added, based on the needs of individual tenants. The amount of window area cannot be reduced on facades facing public streets and must remain as depicted on the approved design plans (or increased).
- The buildings are designed in a way to create a series of structural bays. Each bay is approximately 20 feet in width and is flanked by a structural element such as columns or walls. Within each bay is a recessed area with either a wall or window section. The uniform size of the bays creates a structural rhythm that helps tie all of the site's building together. This technique also creates the opportunities for a variety of different "storefront" sizes.
- The buildings use a diversity of building materials. Stone is used to define structural columns. Metal roofing and trellis features are used at building entries and to provide facade detail. Decorative light fixtures are used to accent building walls.

Recommendations

- **Require that windows maintain a minimum level of transparency (excessive tinting not allowed).**
- **Windows facing a public street or Main Street as indicated on the approval documents shall not be eliminated or reduced in size as part of tenant improvements. However, doors and/or windows may be added as desired facing public streets to increase "transparency" and access to pedestrian traffic.**

General Site Design Comments

The site design accomplishes the majority of design objectives. Staff recommends a few modifications to correct some errors and correct minor deficiencies.

- The site design provides continuous sidewalk connections throughout the project. Connections have also been provided to the public sidewalk to allow a pedestrian to walk to individual stores with limited conflicts with vehicular traffic.
- Along Zinfandel Drive a parallel sidewalk system has been provided – a sidewalk immediately adjacent to building facades to provide direct connections to these buildings and a sidewalk immediately adjacent to the street to provide access to transit stops and for pedestrian through traffic.
- The project has some large fields of parking which are well landscaped for shade and visual appeal. The parking fields also have separated sidewalks to provide for safe pedestrian travel which include trellis features to provide additional shading and to create interesting site elements. The applicant proposes using wood at present time. Staff recommends requiring metal for long-term maintenance purposes.
- Bicycle parking is provided throughout the site as required by the Air Quality Mitigation Plan but the site plan is deficient in terms of quantity in terms of quantity and racks are not always provided near building entrances. Staff recommends that all building have access to bike racks. The number of bike rack and bike lockers will also have to be increased to match the number called for in the air quality document.
- Screened trash enclosures are provided throughout the parking lot. Illustrations need to be added to the landscape submittal.
- A special lighting fixture is used throughout the project to match the residential component of the project. A Condition of Approval will ensure that the base of the light fixture is not the typical concrete finish. Exposed aggregate or other technique will be required. Light along Main Street should also be equipped with electronic outlets on the top for seasonal lights, outlets on the base to accommodate community events (e.g. farmer's market) and banner poles to allow different banners to be hung based on seasonal needs.
- Details for trash receptacles, benches, bike racks and other site elements have been provided.
- Planter areas along Main Street are provided for canopy trees. These are currently 5'-0". A minimum of 6'-0" is preferred to ensure the long-term survivability of the trees. These should be widened. Tree grates should be considered to provide more sidewalk space. Special paving is used throughout the project to identify significant pedestrian areas and pathways. The paving creates a uniform pattern that helps tie the entire site plan into a cohesive whole.
- As designed, no special site elements are proposed that will signify that this is "Capital Village" (with the exception of signage along Zinfandel). Staff recommends that the "Capital Village" moniker be added to light-poles as banners, other site elements redesigned to incorporate the "Capital Village" moniker and other features added that are unique to Capital Village (directory signs).
- The Zinfandel Drive frontage has a landscape corridor with mature landscaping. Some of this mature landscaping should be preserved as part of the landscape plan. A tree survey will be required to demonstrate which trees are to be removed and which will remain.

Recommendations

- **Ensure that planters along Main Street are a minimum of 6'- 0" (they are currently 5'- 0"). Tree grates may be used instead of open planters.**
- **Redesign trellis feature to match other site features. Staff recommends a project condition of approval that requires the redesign be approved by the Planning Director.**
- **Require that the light fixtures bases are exposed aggregate or other decorative technique (e.g. simulated stone). Light fixtures typically use tall concrete bases, particularly in parking lots. These are not visually appealing. Staff recommends a project condition of approval that requires that the light fixtures bases use a decorative material.**
- **Bicycle parking should be provided as indicated in the Air Quality Mitigation Plan and required by the zoning code. Also, bike racks should be available near all building entrances. Staff recommends a requirement that bike rack and lockers be added as required.**
- **A tree preservation plan shall be required to demonstrate which trees on the site will be removed and which will be preserved. Trees along the Zinfandel frontage should be preserved if consistent with landscape plan.**

Major 1 – Lowe's (138,431 sf big-box plus a 29,153 sf garden center)

The most significant challenge to the design of this site has been the inclusion of a 170,000 big-box store in an area that was hoped to be mixed use, walkable development in the heart of the newly created downtown Rancho Cordova. The applicant has done a good job of incorporating this large store by retaining the Main Street design of the project, adding amenities and carefully designing the site plan to mitigate the impact of this large store.

Architecture

- Front facade provides the appearance of "store-fronts" which help to break down the mass of the large big-box structure. The signage plan has also been proposed to reinforce this concept.
- Design details are carried around onto the International Drive façade with stone columns, building materials that help to articulate the long façade and create some visual interest.
- The Main Street side of the facade will serve as an important backdrop for a plaza area in this location. It has structural articulation, a trellis feature mounted to the side of the building and stone veneer added to the structural comments.

Site

- The east side of the building is where the loading area is located. This area is completely screened from view with a wall and landscaping and separated from Main Street with a gate. This creates a good location for all of the outdoor storage that is generally needed for a facility of this type.
- The western side of the building serves as the primary entrance façade for the big-box store and has a large field of parking. Ample landscaping is provided in the parking area to provide shade and a sidewalk creates a way for pedestrian to reach the building from the public sidewalk with minimum conflicts with vehicular traffic.
- The northern side of the building has been carefully designed to create an area for community events such as a farmer's market. A schematic layout for a typical farmer's market has been included as part of the project's landscape plan. Provisions for water

hook-ups, electrical and sewer clean-outs will be provided to provide the facilities for a farmer's market.

- The northern side of the building also provides a plaza area that can be used for seating. Places have been provided for the display of sculpture and to help create a strong connection to the residential area.
- The bridge to the residential area is located in this location. A condition of project approval will require that the design of the commercial area tie into the bridge design.

Recommendations

Strictly prohibit the outdoor storage of building materials and supplies outside the defined loading area of the project unless a temporary use permit is granted. This is particularly important along the Main Street facade.

- **Require that the design of the project tie into the bridge design. The connection to the residential portion of the Capital Village project should be as seamless as possible.**
- **A temporary use permit shall be required for all outdoor display areas, unless identified in the design review approval process.**
- **Install the facilities needed for a farmer's market prior to occupancy of Major 1. An agreement between the City and the property owner shall allow this area to be used for seasonal events.**

Major 2 and Major 3 (20,000 sf, 23,000 sf)

These stores are located off of Main Street on the north side of the site. Even though not on Main Street, these stores have been designed architecturally to fit in with the other buildings on site and the entries are accessible to the site's sidewalk system on axis from Main Street. The trellis feature in the parking lot in front of the stores should be redesigned as previously indicated.

Major 4 (15,580, SE Corner of International & Zinfandel)

This building is designed to accommodate a drug store and is the only store on the south side of International Drive. In addition to serving the community as a drug store, this store will also serve as a neighborhood store and pedestrian connections are extremely important. The design has the following characteristics:

- The architectural design is consistent with other project buildings and helps tie it into buildings on the remainder of the site.
- Screening and landscaping has been provided between this site and the adjacent residential uses.
- Landscaping provides screening where needed, but also allows the prescription pick-up area to be easily viewed. The police department specifically requested visibility for security reasons.
- A direct sidewalk connection is provided from the corner of Zinfandel and International.
- An easy sidewalk link is also provided between the building and the neighboring Capital Village residential area (there is an error on the landscape plan that does not show this connection and it should be added). This connection is important to provide neighboring residents of Capital Village and Stone Creek with a direct connection.
- The building is deficient in terms of bicycle parking. Bike racks should be added as required by zoning code. This site should be treated as a free-standing structure in this regard.

Recommendations

- **Fix error on landscape plan. Add a direct pedestrian connection on the south side of the building to the sidewalk leading into the Capital Village residential area.**
- **Require that additional bicycle parking be provided as required by the Air Quality mitigation plan (minimum of 39 racks and 51 lockers). Bike rack shall be installed at least 2.5 feet from the wall or other obstruction to allow a space for bicycles. Bike rack locations will be inspected (and moved if necessary) prior to occupancy of adjacent building.**

Main Street

Site improvements and buildings along Main Street have been designed to work together and create an active and interesting environment. The design is intended to encourage pedestrian activity, outdoor seating and create a vibrant environment for seasonal events.

Building K (4,500 sf)

- This building provides an important anchor to the east end of Main Street and the plaza located in this area. This area will serve as an important interface to the neighboring residential neighborhood.
- The architecture of this building fits in with adjacent buildings, and a high ratio of window area on three sides (the fourth side backs up to the Lowe's building).
- The west side of the building has a plaza area that is designed to be a street vending area for small vendors. This area can be easily incorporated into a potential community event such as a farmer's market.
- The east side of the building fronts onto a large plaza area which has been designed to play a significant role in special events and has been designed to accommodate a farmer's market and similar events. A door into Building K needs to be added on this facade to create a positive interaction between the building and the plaza area and to encourage use of the area for restaurant seating.

Recommendation

- **Require that a primary entrance be added to the east facade of this building and the windows on this side of the facade remain open and free of obstruction (eliminate bench on the east site of the building to allow space for a doorway).**

Building A (2,750 sf)

- All four sides of this small building contain storefront glass providing visibility.
- A tower element provides an interesting structural element and identifies the building's primary entry.
- A wide plaza area has been provided between this building and Building B, to create a plaza area or an area for outdoor seating.

Building B (4,800 sf)

- All four sides of this small building contain storefront glass providing visibility.
- This building incorporates a variety of roof heights and building forms to create visual interest.
- A wide plaza area has been provided between this building and Building, to create a plaza area or an area for outdoor seating.

DSL Building C (5,400 sf)

- All four sides contain some storefront glass and meet the minimum requirement of the design guidelines to not have blank walls facing a street. The Main Street facade has more "blank" wall than the other facades.
- The building is designed to match other buildings on the site.
- A Kiosk that is specified on the Air Quality Mitigation Plan is not provided to the northeast of this building and should be added.
- A direct connection is provided to the corner of Zinfandel and Main with a stair-step crossing and a handicapped accessible ramp.
- A "column feature" is provided near the intersection of Zinfandel and Main (at the top of the ramp). This is a good location for a feature of this type but the design provided does not match the building architecture of the project. It should be redesigned at an "entry feature" and include a "Capital Village" moniker.

Recommendation

- **Add Kiosk as required by Air Quality Mitigation Plan. The design of the Kiosk shall be consistent with the project architecture.**
- **Eliminate the column feature and replace with an entry feature that includes a "Capital Village" moniker. This could be an archway over Main Street or a free standing feature that is mirrored on the other side of Main Street.**

Building E (two story, 13,200 sf)

- The structure provides an opportunity for second level uses. This can probably be most effectively used as office space, but could also be used a secondary retail space (e.g. two story restaurant).
- The height and size of the building create a true Main Street feel in terms of building height and uses. The architectural design matches other site buildings.

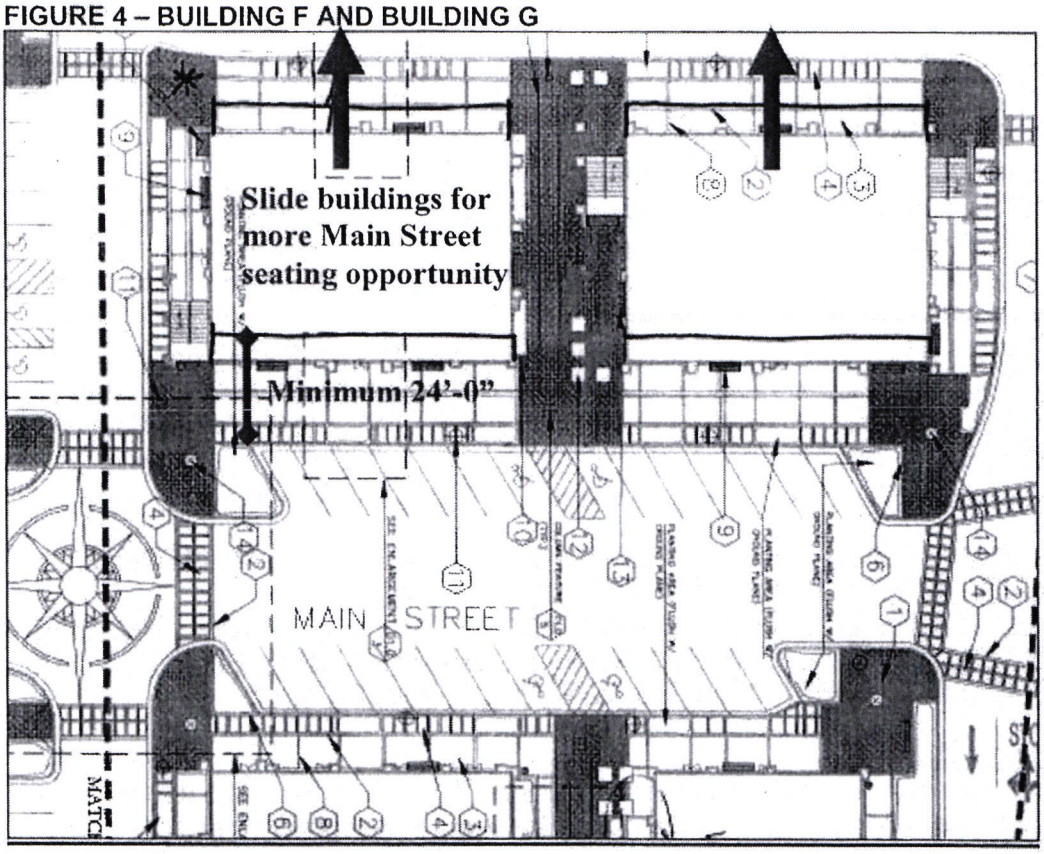
Building F and Building G (two story, 9,600 sf, 9,600 sf)

- While these buildings are separated by a ground level walkway, they are connected by a second level walkway. This feature creates a dynamic relationship between these buildings that creates visual interest and introduces a three dimensional element to the design.
- The buildings provide a variety of roof forms, material and structural articulation to create visual interest and variety.
- The buildings are setback from Main Street to create a 20 foot walkway. While this is a wide sidewalk, it could be made even wider by sliding the buildings to the north by 4 to feet, creating a 24-30 foot wide sidewalk along Main Street. This additional width creates more opportunity for seating and plaza space along Main Street and increases the potential for creating a lively environment along Main Street where it is most needed. The sidewalk width on the north side of the buildings adjacent to the parking lots does not require significant width.
- A kiosk advertising transit services is required on the northwest corner of Building G. This should be added.

Recommendations

- **Require that the buildings be moved to the north to create a minimum 24'-0" wide sidewalk along Main Street for outdoor seating.**
- **Add a kiosk as required by Air Quality Plan. This should be designed to match the building architecture.**

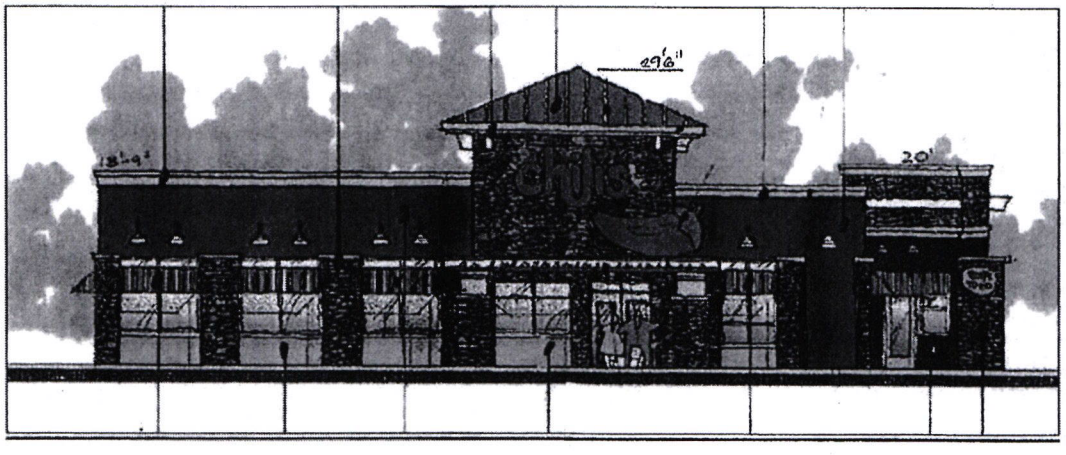
FIGURE 4 – BUILDING F AND BUILDING G



Chili's - Building H (6,440 sf)

- This is a typical Chili's building that has been adapted to match the style of the other Capital Village structures.
- A primary entrance has been provided off of Main Street.
- This building is well connected to the public sidewalk system and should receive a high volume of pedestrian traffic from adjacent residential and office areas.
- No outdoor seating is proposed at present time, but the site has been designed to provide the option for an outdoor seating area and/or plaza area in front of the building.

FIGURE 5 – CHILI'S MAIN STREET ELEVATION



Edge Buildings

The following buildings help establish the critical edges and corners of the Capital Village site and provide the interface to the public street and the surrounding community. The applicant has designed the architecture and site design around these buildings to create a positive interface. The buildings as currently designed are primarily oriented internal to the site to the parking lot. In order to encourage more pedestrian activity, tenants should have the opportunity to add primary or secondary entries facing the street.

Recommendation

- **Allow windows and doors to be added to facades facing public streets, but window areas shall not be reduced below that currently shown.**
- **Provide concrete pads as specified by the Capital Village SPA at all transit stops. Transit shelters shall be placed at these locations prior to the first occupancy (RT has provided shelters in the past at no charge).**

Shops 1 (12,360 sf)

- Data Drive, while not a focus of this project, provides a valuable route from the surrounding office developments and should be designed to create a welcoming environment to all mode of transport.
- Future occupants of the Shops 1 building should have the option of fronting their building towards Data Drive. A sidewalk has been provided on this side of the structure to allow this option. The Data Drive facade creates a more effective pedestrian entrance to the building. Flexibility should be provided to future tenants to add windows and doors to this facade as needed, but under no circumstances can windows be eliminated from this facade to close off visibility, which could create safety / crime concerns.

Building J (7,150 sf)

- All four sides of this building are well designed with architectural details, windows. Tenants should be encouraged to add doors and windows to facades facing Zinfandel or Data Drive.
- This building provides a critical anchor to the Capital Village site. A direct connection is provided to the intersection with stairs leading to Data Drive and a handicap accessible ramp leading to Zinfandel.
- A plaza area has been provided on the south side of the building to allow the opportunity for outdoor seating or a plaza area.

Building D (5,500 sf)

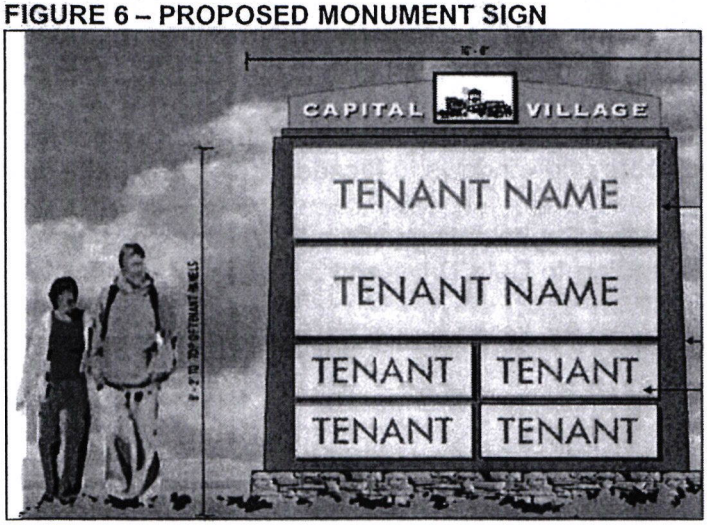
- All four sides of this building are well designed with architectural details, windows. Tenants should be encouraged to add doors and windows to facades facing Zinfandel or International Drive.
- This building provides a critical anchor to the Capital Village site. A direct connection is provided to the intersection with stairs leading to International Drive and a handicap accessible ramp leading to Zinfandel where a transit stop is located. A transit shelter is required along the Zinfandel frontage and should be added.
- A plaza area has been provided on the south side of the building to allow the opportunity for outdoor seating or a plaza area.

SIGN CRITERIA DOCUMENT

This document provides standards and guidelines for signs within the Capital Village commercial project. The document has some internal consistencies that need to be corrected prior to approval. The document also provides standards for signs, which due to size and design may not be consistent with the Capital Village vision for an urban, pedestrian oriented shopping center. Signs along Zinfandel, in particular appear to be designed to be visible from fast – moving vehicular traffic and lack pedestrian scale. Staff recommends the following modifications:

- Fix internal inconsistencies. For example, monument signs and dimensions listed on page 2 do not match the monument sign depicted towards the end of the document.
- The document is written from a landlord/tenant perspective. This sign document will need to have City enforcement more fully incorporated into the document. Also, each building on the site could potentially be individually owned. This would confuse the landlord/tenant descriptions contained in the document since a parcel may be owner occupied and managed by the same company. A common owner's group should be formed with enforcement responsibility.
- Monument signs along Zinfandel are too large. Staff recommends a maximum height of 6'-0" (to the top of merchant lettering, the structure and "Capital Village" moniker may exceed this height).
- The sign document introduces the concept of a "directory sign" but does not define this sign type in the document or provide illustrations.
- Prominently displayed building addresses need to be included as part of this document as required by the Fire Department.

FIGURE 6 – PROPOSED MONUMENT SIGN



Staff is willing to continue to work with the applicant to address sign related issues. Staff has included a condition of project approval which would require the applicant to submit a revised sign document to the City for review and approval at a later date.

Recommendation

- **The project shall submit for review and approval a sign package to the City for review and approval prior to a sign permit for the project.**

ENVIRONMENTAL ANALYSIS

This project is subject to the requirements of the Supplemental Capital Village, Mitigated Negative Declaration and is required to implement certain mitigation measures; many are related to the Air Quality Plan. The measure that have the strongest relationship to project design, include:

- Bicycle lockers and racks are provided per Air Quality Plan.
- Tree canopy coverage is provided beyond that required by the zoning code as required by the Air Quality Plan.
- Pedestrian connectivity is provided as required by Air Quality Plan.
- An information Kiosk for transit information is required.
- Carpool spaces are provided as required by Air Quality Plan.
- A noise wall is provided along the back of the Lowe's building.

RECOMMENDED MOTIONS

"I move that the City Council determine that the Supplemental Mitigated Negative Declaration is adequate under the California Environmental Quality Act, and adopt Resolution 167-2006 approving commercial design review for the Capital Village project subject to the design package and Conditions of Approval."

ATTACHMENTS

1. Air Quality Plan
2. Resolution 167-2006 including Design Package (Exhibit A) and Conditions of Approval (Exhibit B).
3. Sign Criteria Document

CAPITAL VILLAGE

AIR QUALITY PLAN

Prepared for:

DSL SERVICE COMPANY

&

CITY OF RANCHO CORDOVA

SACRAMENTO METROPOLITAN AIR QUALITY MANAGEMENT DISTRICT

Prepared by:

THE HOYT COMPANY

(916) 448-2440

Originally Submitted: March 17, 2006
Revised: April 4, 2006
Revised: April 19, 2006
Revised: April 24, 2006
Revised: May 31, 2006

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COMPLIANCE FORM

1.0 BACKGROUND ON AIR QUALITY

"Ground-level ozone, a primary ingredient in smog, is formed when volatile organic compounds (VOCs) and NOx react chemically in the presence of sunlight. Cars, trucks, power plants and industrial facilities are primary sources of these emissions. Ozone pollution is a concern during the summer months when the weather conditions needed to form ground-level ozone - lots of sun and hot temperatures - normally occur. Ozone also aggravates asthma, damages the lining of the lungs and makes breathing more difficult.

The Sacramento area, including Rancho Cordova, has been designated as a nonattainment area for ozone pollution. The region is not in compliance with standards set forth in either the Federal or State Clean Air Acts (does not meet the 8-hour ozone standard: 0.08 parts per million (ppm), averaged over eight hours). Sacramento must meet the federally mandated deadlines established by the 1990 Amendment to the Clean Air Act for compliance with the national ambient air quality standards. In the interim, the nonattainment area must demonstrate to EPA that they are making reasonable further progress toward improving their air quality. The deadline for meeting the 8-hour ozone standard for Sacramento is 2013. Federal monies received for roadways and other transportation improvements may be reduced significantly if attainment is not met.

In order to meet the requirements of the Clean Air Act, most 8-hour ozone nonattainment areas will be required to submit to EPA a state implementation plan by April 2007. Through this plan, states will design their approach to reducing the ozone level in the air and emissions of ozone precursors. Working with the EPA, nonattainment areas will also implement programs to further reduce emissions of ozone precursors from sources such as cars, fuels, and consumer/commercial products and activities".

Reducing the number of automobile trips and other air quality impacts resulting from development is an important component of improving the overall air quality in the Sacramento region and meeting attainment. To reduce air quality pollution resulting from development, the Sacramento Metropolitan Air Quality Management District has developed Air Quality Mitigation Measures and the City of Rancho Cordova has required that new development implement these measures to reduce pollution.

2.0 AQ PLAN GOAL

The proponent of Capital Village commits to implement the measures included in this Plan in order to reduce air pollutant emissions by 18% as required by the City of Rancho Cordova. The proponent further commits to ensuring that these measures will be implemented by project tenants and owners in an on-going fashion into the future.

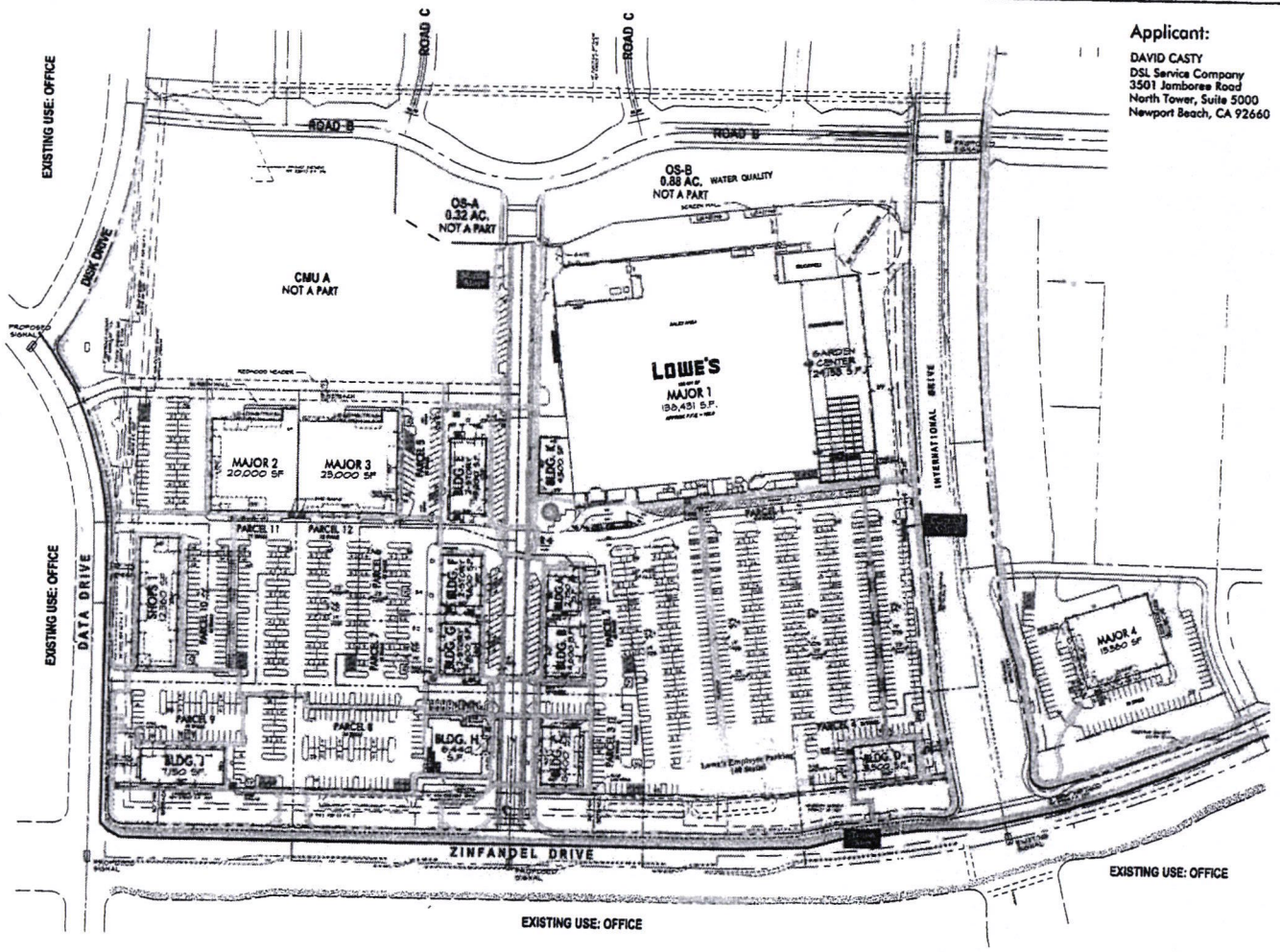
3.0 PROJECT DESCRIPTION

Capital Village is a 307,464 square-foot (s.f.) town center (square footage increased to accommodate a new 4,500 s.f. retail shop along Main Street). The village has been planned to serve the adjacent residential development as well as existing office uses surrounding the project. The project is consistent with the previously approved SPA for Capital Village.

Capital Village will have neighborhood commercial uses, such as retail, restaurants, office, pharmacy, and a community-serving Lowe's home improvement store. The project has been designed to invite pedestrian and bicycle activity through 11'-24' pathways, extra shading, and via smaller shops facing Main Street, which run through the center of the project. Architectural and landscaping details will be compatible with the entire master-planned residential project. Plaza areas with outdoor seating and street trees are elements of Main Street. Capital Village will be multi-functional. Special events such as a farmer's market or community programs are intended for the site.

Residents and employees of Capital Village will enjoy a mix of uses and will be provided with programs and services to encourage alternative commute modes. Transit service is directly provided and the pedestrian system connects with a transit stop at Zinfandel Drive. Carpooling will be promoted and rewarded with specially designated parking spaces. Bicyclists will have free Class I and Class II parking available to them.

A project site map is located on the following page. A landscape map and a street cross-section exhibit follow.



Applicant:

DAVID CASTY
DSL Service Company
3501 Jamboree Road
North Tower, Suite 5000
Newport Beach, CA 92660

Summary

Land (Gross)	±31.86	AC	±1,387,821 SF
Land (Net)	±27.37	AC	±1,192,237 SF
Building			278,311 SF
Garden Center			29,153 SF
Total Building Area			307,464 SF
Land-to-Bldg Ratio			2.88/1
Coverage			25.79%
Parking Required **			1,281 stalls
Parking Provided			1,182 stalls
Parking Ratio			3.84/1000

Parking Required

Retail Stores & Shopping Center (278,311 SF) @ 4.5/1000	1,252 stalls
Uncovered Sales Area (29,153 SF) @ 1/1000	29 stalls
	1,281 stalls

Stall sizes/Parking Provided

Standard stalls (9'x19')	954 stalls	
Accessible stalls	39 stalls	
Compact stalls (9'x16')	152 stalls	(12.8%)
Carpool Parking - Employee (9'x19')	38 stalls	
Bike Parking	50	
Bike Lockers	66	

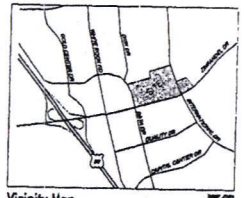
LEGEND

- Bike Racks
- Bike Lockers
- CP Carpool Parking (Employee)
- C Compact Parking

LEGEND

- Route 74
- Bike Racks BR
- Bike Lockers BL
- Carpool Parking (Employee)
- Kiosk
- Bike Lane
- Transit Stop
- Pedestrian Links to sidewalk

60



Vicinity Map
Not to Scale

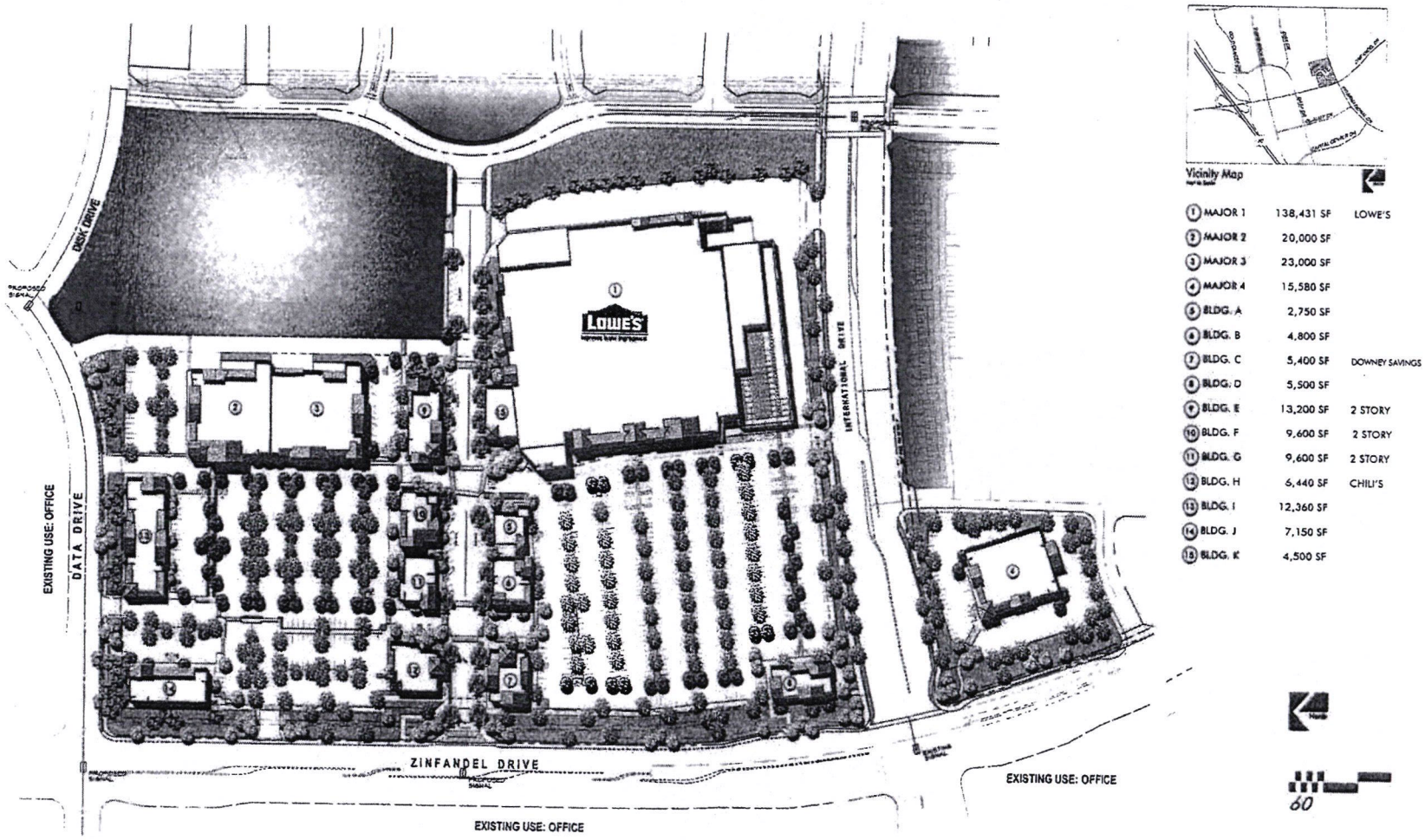
ALL BUILDINGS, IMPROVEMENTS, THEIR OCCUPANTS AND THE USES AS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT THE OWNERS DISCRETION WITHOUT NOTICE.

THIS PRELIMINARY SITE PLAN IS BASED ON INFORMATION FURNISHED TO NADEL ARCHITECTS, INC. AND IS SUBJECT TO VERIFICATION BY LEGAL SURVEY AND ENGINEERING. AGENCIES ETC. THIS EXHIBIT IS NOT INTENDED AS A REPRESENTATION AS TO DENSITY, TYPE, SIZE, LOCATION, TIMING OR OCCUPANCY OF ANY BUILDING WITHIN THIS CENTER.

Nadel Architects Inc

CAPITAL VILLAGE - PRELIMINARY SITE PLAN PS-35

NEC ZINFANDEL & INTERNATIONAL
RANCHO CORDOVA, CALIFORNIA



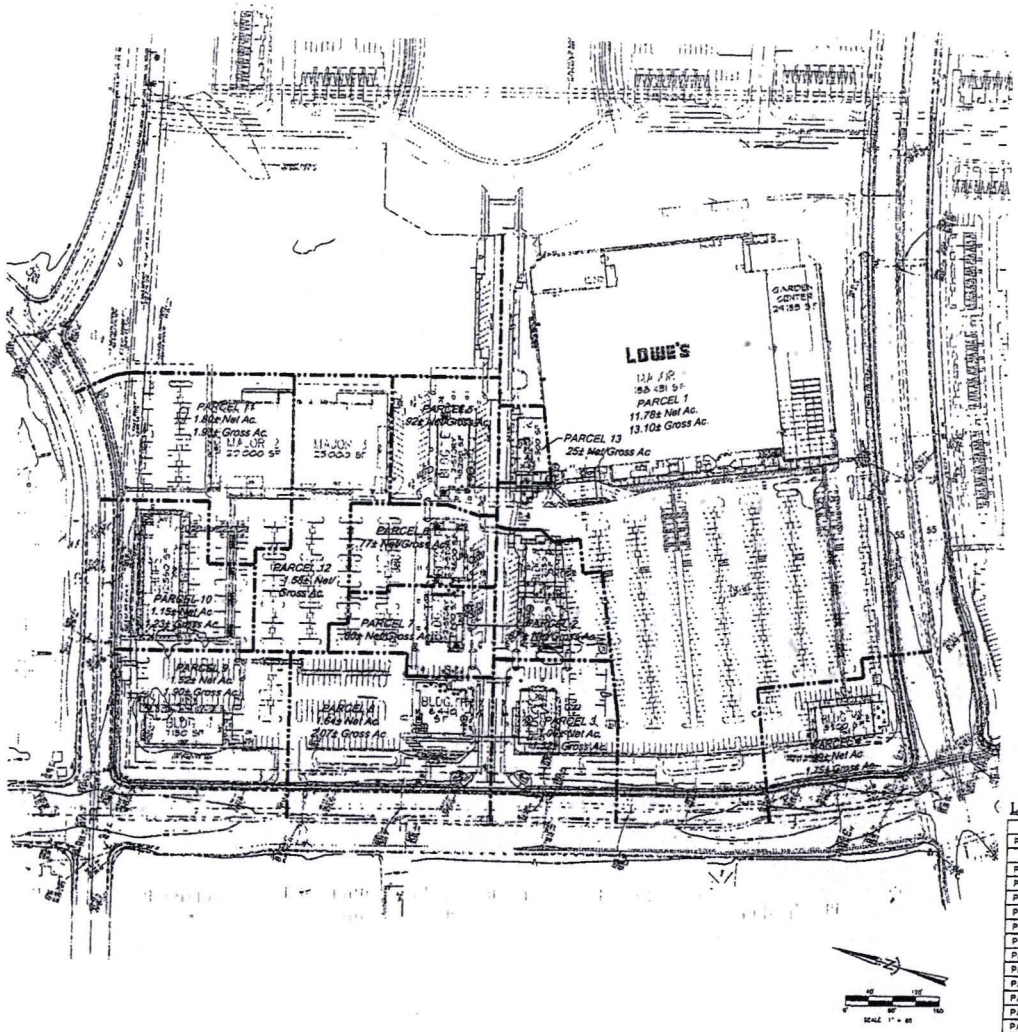
1	MAJOR 1	138,431 SF	LOWE'S
2	MAJOR 2	20,000 SF	
3	MAJOR 3	23,000 SF	
4	MAJOR 4	15,580 SF	
5	BLDG. A	2,750 SF	
6	BLDG. B	4,800 SF	
7	BLDG. C	5,400 SF	DOWNEY SAVINGS
8	BLDG. D	5,500 SF	
9	BLDG. E	13,200 SF	2 STORY
10	BLDG. F	9,600 SF	2 STORY
11	BLDG. G	9,600 SF	2 STORY
12	BLDG. H	6,440 SF	CHILI'S
13	BLDG. I	12,360 SF	
14	BLDG. J	7,150 SF	
15	BLDG. K	4,500 SF	

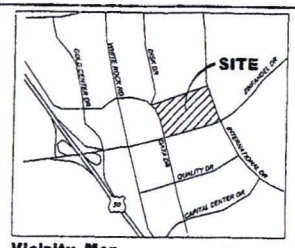
CAPITAL VILLAGE - PRELIMINARY SITE PLAN PS-35

NEC ZINFANDEL & INTERNATIONAL
RANCHO CORDOVA, CALIFORNIA

DSL Service Company

Nadel Architects Inc





Vicinity Map
Not to Scale

Owner:
Beazer Homes
Attn: James Van Maren
3721 Douglas Blvd Suite 100
Roseville, CA 95661
(916) 773-3888

Applicant/Developer:
DSL Service Company
Attn: David Casty
3501 Jamboree Road North Tower Suite 500
Newport Beach, CA 92660
(949) 509-4241

Engineer:
RSC Engineering, Inc
Attn.: Rick Chavez
2270 Douglas Blvd., Suite 205
Roseville, CA 95661
(916) 788-2884

Assessor's Parcel Number:
072-0680-010 011, 012
and portion of 013 & 014

Acreage:
28.24 ± Acres Gross
24.88 ± Acres Net

Existing General Plan and Zoning:
Commercial & Commercial Main Street District (C-MS)

Services:
Sewer – County Sanitation District No. 1
Drainage – County of Sacramento
Water – Southern California Water Company
Gas – P G & E
Electricity – SMUD
Telephone – SBC
Fire – Sacramento Metropolitan Fire District
Police – City of Rancho Cordova
Park – Cordova Recreation and Park District
School – Folsom Cordova Unified District

Land Use Summary:

No.	Use	Bldg. Area	Gross Acreage	Net Acreage	Parking Prov.
PARCEL 1	LOWE'S (MAJOR 1)	138,431	12.85 AC.	11.53 AC.	500
	GARDEN CENTER	29,153			19
PARCEL 2	BLDG 'A' & 'B'	7,550	0.87 AC.	0.87 AC.	45
PARCEL 3	BLDG 'C'	5,400	1.32 AC.	1.06 AC.	35
PARCEL 4	BLDG 'D'	5,500	1.75 AC.	.99 AC.	36
PARCEL 5	BLDG 'E'	13,200	.92 AC.	.92 AC.	39
PARCEL 6	BLDG 'F'	9,600	.77 AC.	.77 AC.	38
PARCEL 7	BLDG 'G'	9,600	.80 AC.	.80 AC.	32
PARCEL 8	BLDG 'H'	6,440	2.07 AC.	1.64 AC.	84
PARCEL 9	BLDG 'J'	7,150	1.90 AC.	1.52 AC.	70
PARCEL 10	SHOPS 'I'	12,360	1.23 AC.	1.15 AC.	44
PARCEL 11	MAJOR '2'	20,000	1.93 AC.	1.80 AC.	77
PARCEL 12	MAJOR '3'	23,000	1.58 AC.	1.58 AC.	84
PARCEL 13	BLDG 'K'	4,500	.25 AC.	.25 AC.	-
Total		291,884	28.24 AC.	24.88 AC.	1,104

DSL SERVICE COMPANY

05-16-06 Revisions
05-31-06 Revisions

RSC ENGINEERING
2270 Douglas Blvd. Suite 205
Roseville, CA 95661
PH: 916.788.2884 Fax: 916.788.4108

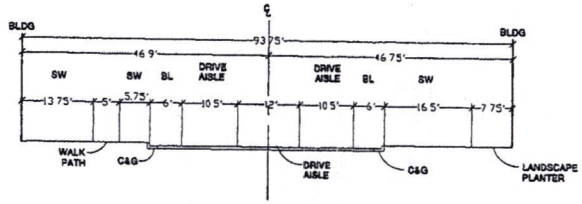
PROJECT NO. 034-001
DRAWN BY: RSC Eng
CHECKED BY: RSC Eng
DESIGNED BY: RSC Eng

TENTATIVE PARCEL MAP
CAPITAL VILLAGE RETAIL
ZINFANDEL DR. & INTERNATIONAL DR.
RANCHO CORDOVA, CA

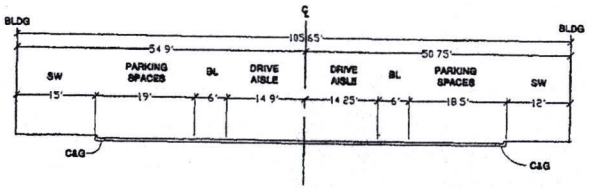
SHEET TITLE
PM

SHEET NO
2 OF 2

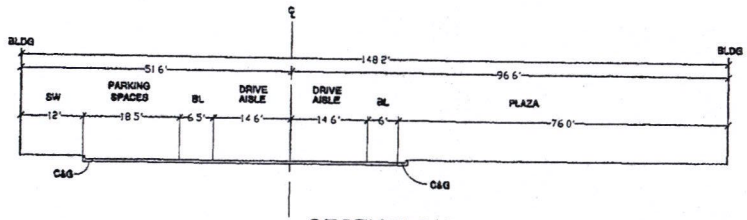
DATE: 11-13-05



SECTION A-A
MAIN STREET



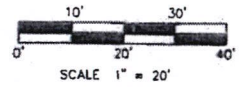
SECTION B-B
MAIN STREET



SECTION C-C
MAIN STREET

LEGEND:

BL - BIKE LANE
SW - SIDEWALK
C&G - CURB & GUTTER
BLDG - BUILDING
℄ - CENTERLINE



DSL SERVICE COMPANY

RSC ENGINEERING

CROSS SECTIONS - MAIN STREET
CAPITAL VILLAGE RETAIL
ZIMFAMMEL DR. & INTERNATIONAL DR.
RANCHO CORDOVA, CA

SHEET TITLE
CROSS SECTIONS

SHEET NO.
1 OF 1

Kimley-Horn and Associates, Inc.

Job CAPITAL VILLAGE Subject SHADE CALCS Sheet No. 1 of 1
Designed by SRA Date 3/31/06 Checked by Job No. Date

1. APPROXIMATE TOTAL SQUARE FOOTAGE OF PARKING AREAS: 447,600 SF
2. 50% SHADE COVERAGE
447,600 SF X .50 = 223,800 SF
3. 60% SHADE COVERAGE REQUIRED:
447,600 SF X .60 = 268,560 SF
4. COVERAGE SHOWN ON PLAN: 270,955 SF
5. PERCENTAGE OF COVERAGE: 60.4%
(447,600 SF ÷ 270,955 SF)
6. TO EXHIBIT 60% COVERAGE,
A. 95 NEW TREES WERE ADDED TO PARKING LOTS.
B. APPROXIMATELY 70 TREES WERE CHANGED FROM SMALL FLOWERING ACCENT TREES TO BROADER SPREADING SHADE TREES SUCH AS CRAPE MYRTLE WHICH HAVE SPREADS BETWEEN 30 & 40 FEET.
7. CALCS PREPARED BY:
STEVEN F. ARAGO, RLA
(CA NO. 1687)

4.0 BICYCLE /PEDESTRIAN/TRANSIT

4.1 Non-Residential Projects Provide Bicycle Storage (0.5%) - #1

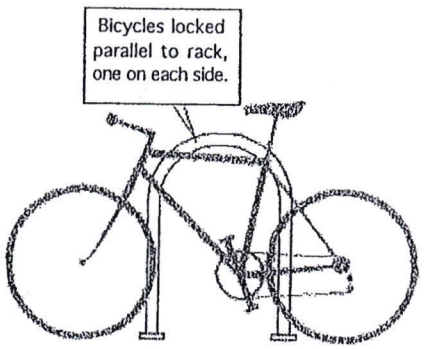
With the available bicycle facilities, substantial residential housing and office uses immediately adjacent to and throughout the project (restaurants, service), Capital Village has the potential to attract both employees and customers by bicycle. Bicycle parking is important to attracting access via bicycle. Having a secure place to store one's bicycle is a concern for those who would like to bicycle to work. Class I lockers (fully enclosed and locked units, or racks in an enclosed, lockable area) provide the optimum storage for bicycles. Class II racks (those one would chain a bicycle to - see example below) are usually located in front of building entrances. Access to bicycle lockers will require employee registration with the Transportation Coordinator (see Section 8.4).

The City of Rancho Cordova's zoning code requires development to provide bicycle storage. The employee bicycle spaces required for retail and service uses are one Class I storage for every 25 vehicle spaces. For patrons or visitors, the requirement is one Class II rack space for every 33 vehicle spaces required.

City of Rancho Cordova Zoning Code

ARTICLE 6:	BICYCLE PARKING FACILITIES			
330-131.	Minimum Bicycle Parking Requirements			
(a)	Bicycle parking facilities shall be provided as follows:			
Use	Bicycle Spaces for		Bicycle Parking Facility Class	
	Employees	Patrons or Visitors	Employees	Patrons or Visitors
All commercial, office, & service uses not otherwise listed	1 bicycle space for every 25 vehicle spaces required	1 bicycle space for every 33 vehicle spaces required	Class I lockers, or Class II racks in an enclosed lockable area	Class II racks
Dinner restaurants, cocktail lounges	1 bicycle space for every 50 vehicle spaces required	-0-	Class I lockers, or Class II racks in an enclosed lockable area	N/A

Class II storage will be in the form of frame-locking racks - please see example below.



Bicycle storage facilities will be dispersed throughout the site, near entrances, for maximum, easy access by employees, visitors and customers. Pedestrian right-of-way will not be obstructed. The provision of bicycle storage facilities is intended to encourage employees to commute to work by bicycle, as well as customer travel by bicycle, rather than by single occupancy vehicle (SOV).

A total of 1,281 parking spaces are required for this project. Class II parking is based on total required parking spaces (1 bicycle space/33 parking spaces); Class I parking is based on total parking spaces (1 bicycle space/25 parking spaces):

CLASS II VISITOR BICYCLE STORAGE
1,281 total parking required
1,281/33 = 39 Class II spaces

CLASS I EMPLOYEE BICYCLE STORAGE
1,281 total parking required
1,281/25 = 51 Class I spaces

A total of 90 spaces are required (39 Class II and 51 Class I).

4.2 Additional Class I & Class II Bicycle Parking (0.5%) - #2

Capital Village will provide additional Class I and Class II bicycle parking storage throughout the project at a ratio of 20% above code requirements. A total of 66 Class I lockers and Class II storage for 50 bicycles will be provided. Please refer to the site plan on page 3 for locations.

Calculations were based on City of Rancho Cordova Requirements and parking required.

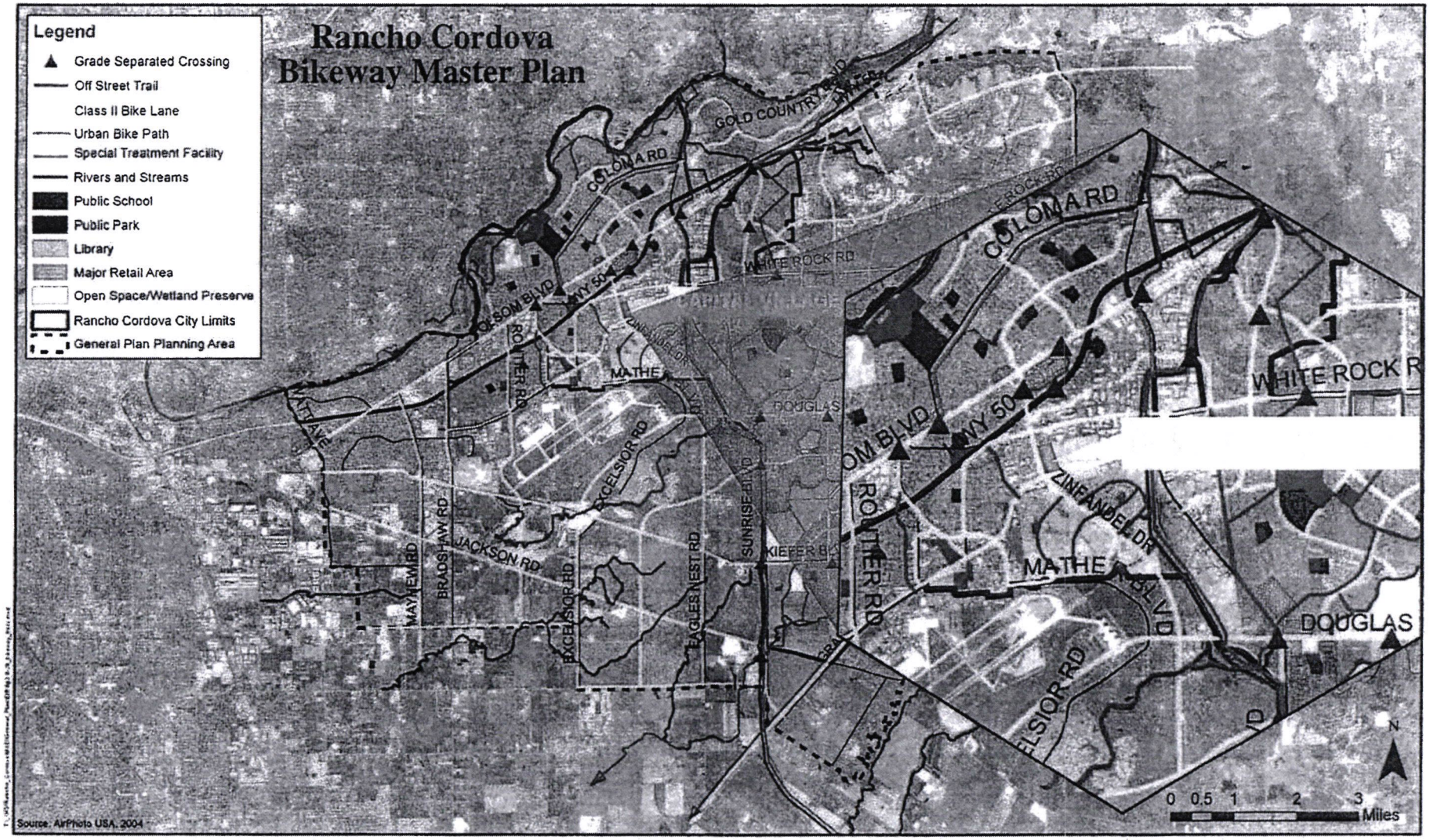
Parking required 4.5/1,000	1,252 spaces
Parking required: Garden center 1/1,000	29 spaces
TOTAL PARKING REQUIRED	**1,281 SPACES**
Class I required	51 spaces
Additional 20% (51*20% = 10)	10 spaces
TOTAL CLASS I (51+10)	**61 SPACES REQUIRED/66 PROVIDED**
Class II required	39 spaces
Additional 20% (39*20% = 8)	8 spaces
TOTAL CLASS II	**47 SPACES REQUIRED/ 50 PROVIDED**

A total of 116 bicycle storage spaces are provided (over 20%).

4.3 Proximity to Bicycle Lanes (1.0%) - #5

The City of Rancho Cordova's Bikeway Master Plan identifies Class II bicycle lanes (on-street striping) on Zinfandel Drive and International Drive, which borders the project (less than half a mile away). The applicant has proposed to provide and pay for additional Class II striping on Main Street, Zinfandel, Data, and International Drives (refer to site plan on page 3). Bicycle lanes on Main Street and Zinfandel Drive will be in place before 20% of the occupancy permits are granted.

Please refer to page 8 to view the City's Bikeway Master Plan map, which shows the project location in relation to bicycle facilities.


Rancho Cordova
Bikeway Master Plan
Legend
Grade Separated Crossing
Off Street Trail
Class II Bike Lane
Urban Bike Path
Special Treatment Facility
Rivers and Streams
Public School
Public Park
Library
Major Retail Area
Open Space/Wetland Preserve
Rancho Cordova City Limits
General Plan Planning Area
GOLD COUNTRY BLVD
COLOMA RD
WHITE ROCK RD
WHITE ROCK R
HWY 50
FOLSOM BLVD
ROUTIER RD
MATHER
DOUGLAS
ZINFANDEL DR
EXCELSIOR RD
SUNRISE BLVD
KIEFER BL
JACKSON RD
BRADSHAW RD
MAYHEW RD
EAGLES NEST RD
N
0 0.5 1 2 3
Miles
Source: AirPhoto USA, 2004

4.4 Pedestrian Improvements (1.0%) - #6

Capital Village has incorporated various improvements in order to encourage pedestrian activity. Many of the retail buildings have been oriented to face Main Street. Sidewalks include planters and in some areas landscaped buffers. Sidewalks on Main Street as well as on Zinfandel, International and Data Drives are 11'-24' wide, 5'-19' wider than those typically required in the City of Rancho Cordova.

Please refer to the site plan on page 3 to see the locations of the sidewalks. Please refer to the attachments to view exhibits depicting the street sections.

4.5 Information Kiosk (0.5%) - #8

Three kiosks will be provided on along Main Street. The kiosks will display alternative mode information and promote programs and services offered to encourage alternative mode use and to improve air quality. In addition to outdoor kiosks serving primarily visitors, all employees will have information made available to them promoting improved air quality prior to occupancy. This information will be displayed in an area accessible to employees (e.g., employee breakrooms). This information will be updated as necessary by the Transportation Coordinator (see Section 8.4). The following are the types of information that will be displayed:

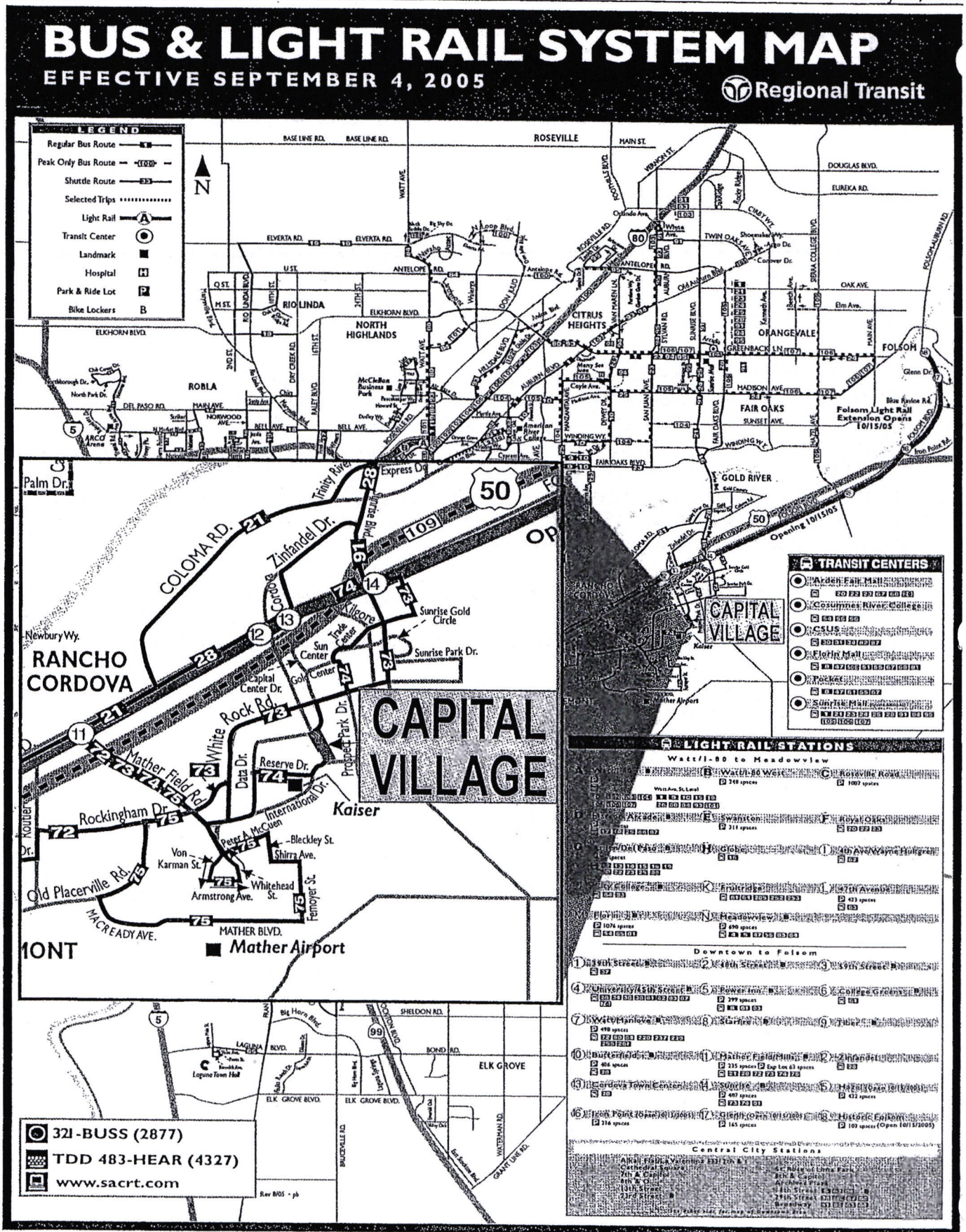
- Maps and schedules for Regional Transit bus routes and light rail
- Regional ridesharing programs (e.g., Rideshare Week, rideshare matching)
- Bicycle commuting programs (e.g., SACOG Rideshare's Bicycle Buddy Matching, Bike to Work Day)
- SMAQMD (e.g., Spare the Air)
- Transportation Coordinator contact information

Indoor employee targeted displays will include employee specific program information provided through the "special tax area." Outdoor kiosks will include more general information.

Please refer to the landscaping plan on page 4 for Kiosk locations.

4.6 Transit

Capital Village is directly served by transit (Regional Transit Route 74). This service provides a vital link to the Sunrise Light Rail Station. A transit stop and bus turnout is located on Zinfandel Drive. Please refer to the following page, which shows existing transit in proximity to the project site.


BUS & LIGHT RAIL SYSTEM MAP
EFFECTIVE SEPTEMBER 4, 2005
Regional Transit
LEGEND
Regular Bus Route
Peak Only Bus Route
Shuttle Route
Selected Trips
Light Rail
Transit Center
Landmark
Hospital
Park & Ride Lot
Bike Lockers
CAPITAL VILLAGE
RANCHO CORDOVA
ROSEVILLE
RIO LINDA
NORTH HIGHLANDS
CITRUS HEIGHTS
ORANGEVALE
FOLSOM
ROBLA
FAIR OAKS
GOLD RIVER
ELK GROVE
Folsom Light Rail Extension Opens 10/15/05
Opening 10/15/05
Mather Airport
Kaiser
TRANSIT CENTERS
Arden Fair Mall
Cosumnes River College
CSUS
Florin Mall
Packard
Sunrise Mall
LIGHT RAIL STATIONS
Watt/I-80 to Meadowview
Downtown to Folsom
Central City Stations
321-BUSS (2877)
TDD 483-HEAR (4327)
www.sacrt.com

5.0 PARKING

5.1 Minimum Parking (0.5%) - #12

The City of Rancho Cordova's Zoning Code requires parking at 4.5 spaces/1,000 s.f. for this project. This is also the minimum amount required. Capital Village will provide the minimum amount of parking required.

Based on 4.5/1,000 required (plus 1/1,000 for the garden center) 307,464 s.f. of building uses - 1,281 spaces are required.

278,311 s.f. building area + 29, 153 s.f. of garden center = 307,464 s.f.

278,311*4.5/1,000 = 1,252 parking spaces
29,153*1/1,000 = 29 parking spaces

Total Parking (1,252 + 29) = 1,281

5.2 Parking Reduction (2.5%) - #13

Capital Village will reduce the minimum amount of parking required by 7.75% (5% reduction required for parking reduction credit). If land uses are changed, Capital Village will still provide the minimum amount required by the City, based on use, plus a 5% reduction (for example, if a furniture store is proposed, parking will be based on 1.2 spaces/1,000 s.f. plus a 5% reduction). Other land uses such as office uses will require a 25% reduction.

At this time, exact locations for offices are not identified, therefore commercial calculations will be used. Based on a 7.75% parking reduction, 99 spaces (35 more than required) will be eliminated.

1,281 total parking spaces 7.75% = 99
1,281-99 = 1,182
1,182 spaces will be provided

Reducing the amount of parking encourages the use of alternative modes and helps to mitigate our growing air quality problems.

5.3 Parking Lot Shading (0.5%) - #15

The City of Rancho Cordova requires that a certain percentage of any development's parking lot be shaded (50%). Shading helps to improve air quality by reducing the heat island effect. Shading also creates a pleasant atmosphere that encourages walking or bicycling. To improve air quality conditions, Capital Village will provide a total of 60% parking lot shading. This will be accomplished by adding more trees.

Please refer to the landscaping map on page 4 and 4c for details.

5.4 Preferential Parking for Carpoolers (0.5%) - #17

Encouraging alternative transportation as a commute mode is a goal of Capital Village. In order to support this goal, Capital Village will provide a minimum of 10% of employee parking spaces for carpool vehicles (37 spaces). These spaces will be located in preferential locations (of those spaces designated for employee use) close to employee entrances or near shade trees in order to encourage ridesharing. The spaces will be clearly marked "Carpool Vehicles Only." Spaces for employees driving alone will be as far removed from building entrances as possible to discourage employees from commuting to work via a single occupant vehicle.

Spaces provided will be based on the total amount of parking required by the City of Rancho Cordova, not on the reduced parking figure.

Parking required	1,281 spaces
Employee Parking (30% of total)	370 spaces
Carpool spaces (10% of employee parking)	38 spaces

5.5 Pathways (0.5%) - #21

Clearly marked and shaded pathways have been incorporated into the design of Capital Village (see landscape plan on page 4). The pathways will be identified by a different colored stamped texture. The shaded pathways will also connect to the transit stop located on Zinfandel Drive as well as the shuttle stop on Main Street.

Shaded plaza areas will also be integrated along the pathways on Main Street to allow for outdoor seating and other activities such as a farmer's market.

A new 10-foot wide connector path has been added to the site in front of the areas along Zinfandel Drive.

6.0 MIXED USE (1.5%) - #29

Capital Village provides a mix of uses on-site such as restaurants, retail, and office (planned 2-story retail/office use). Open space (a park) and residential uses are contiguous. Additional complimentary residential uses are planned on-site. A separate application is identified on the site plan on page 3 as CMU-A. The SPA has been amended to restrict the CMU-A site to a mixed-use podium building with 3-5 stories of loft units over 1-2 stories of structured parking. The loft building will share a service drive with the 2 major retail tenants to the west, but there will be no ground level residential units facing the service drive. Additionally, Majors 2 and 3 have been moved to the west and the landscaped buffer has been increased. Existing office uses are immediately adjacent (across Zinfandel Drive). Several land uses have been included to reduce the need for employee SOV use for commuting during lunch time and additional trips made by customers:

On-site Automatic Teller Machine
Banking is one reason that an employee may drive during the day. An automatic teller machine(s) (ATM) will be provided on-site for employee and visitor (including

pedestrians from adjacent office parks) usage so employees and visitors will not have to drive elsewhere to complete their banking transactions. These machines will also benefit customers by largely eliminating the need to drive to a separate location to withdraw money. This amenity will provide withdrawal and deposit transactions as well as the ability to purchase postage.

Restaurants
Employees who have, close at hand, a variety of food choices will be less likely to leave in their cars to have lunch elsewhere. Residents will also be less likely to drive their cars with food choices within walking/bicycling distance.

Restaurants and cafes are planned uses (Chili's is a confirmed tenant). Visitors, employees, and local residents will be able to utilize these services rather than driving to an off-site location. The restaurants and other support retail services are included in the project to provide a mix of uses and to create a more self-contained project. Because of these services, the need for SOVs use will be reduced.

Home Improvement Store
Capital Village anticipates that the Lowe's home improvement store, including a garden center, will attract not only visitors but employees that are already on-site or adjacent to the project as well as those coming from the residential area of Capital Village.

7.0 BUILDING COMPONENT MEASURES

7.1 Energy Star Furnace (0.5%) – #42

In addition to cool roofing materials, all buildings will be installed with Energy Star rated furnaces.

7.2 Roofing (0.5%) – #44

Design elements will be incorporated into Capital Village to reduce energy consumption by the project and therefore provide an air quality benefit. All buildings within the project will have a special cool roofing system, which will be Energy Star certified. The advantage of light-colored roof systems include cooler building temperatures, which in turn equate to lower energy costs and reduced energy consumption. The Florida Solar Energy Center has measured cooling energy savings of up to 60% where white roof coatings were applied versus a dark roof system. Computer modeling also indicates that lightening the colors of roof systems, in conjunction with tree planting, could also lower the average summer afternoon temperature by 5° F. Instead of being absorbed by the roof and increasing the temperature inside the building, cool roofs reflect the majority of solar radiation that hits the roof.

8.0 TRANSPORTATION DEMAND MANAGEMENT MEASURES

8.1 Transportation Tax Area (2.5%) - #99

On December 19, 2005 the City of Rancho Cordova adopted a resolution creating a Transit Related Services Special Tax Area and ordinance for Capital Village (see attached). Capital Village is the first subdivision that is being identified as a tax zone and will serve as an example of how the City of Rancho Cordova will implement the tax for future development.

The following definition is taken from the City of Rancho Cordova Staff Report (see attached).

Transportation Tax Area:
The purpose of the tax is to provide funding for transit-related services. Transit-related services means providing, operating, maintaining and subsidizing transit-related services and all supporting facilities, infrastructure, programs and incentives that benefit the residents of the special tax area. The economic basis for establishing the tax was including providing the same types of services as described in the Engineer's Report for CSA 10 Benefit Zone 2 for the Sunridge Specific Plan. The yearly inflation will be based on an annual inflator formula based on the Consumer Price Index or six percent, whichever is less. The special tax zone, and the purpose of the special tax, is to provide transportation demand management programs as well as a source of funding for the overall citywide transit plan. The programs and service would support the City's 30% trip reduction goal.

The services would benefit residential and non-residential uses with a tax zone created for Capital Village. Yearly costs range from $48-$80 per-dwelling unit and $1,763-$2,051 per-acre for commercial and other uses with a yearly inflation. The rate will be based on an annual inflator formula based on the Consumer Price Index or six percent, whichever is less.

Shuttle and/or bus service that would connect the Capital Village tax zone area to light rail stations and job centers will be the primary service provided by the funding (a shuttle stop is identified on Main Street). This service is planned to continue until Regional Transit or other service provider extends bus service to the site area (please refer to map on page 10 to view existing bus service in proximity to the project). Transit-related services means providing, operating, maintaining and subsidizing transit-related services and all supporting facilities, infrastructure, programs and incentives that benefit the residents of the special tax area:

- Guaranteed Ride Home program
- Bicycle incentives
- Transportation plans for employers
- Transportation Coordinator (TC) training
- Transit subsidies
- Education programs
- Infrastructure support

Residents, tenants and employees within Capital Village will all have available to them the programs and services provided through the special tax.

8.2 Personal Matching Assistance (0.2%) - #52

Forming carpools is an important step in reducing the number of commute trips into and out of the Sacramento area. Carpools help reduce traffic congestion on surface streets and, typically, reduce commute time (especially on freeways with High Occupancy Vehicle lanes - carpool lanes). The Personal Matching Assistance (PMA) program will provide assistance to employees wishing to carpool.

SACOG has partnered with the California Department of Transportation (Caltrans) to launch a 511 transportation information system for the six-county Sacramento region that will assist in the formation of carpools.

The 511 telephone number is accompanied by a Web site, www.sacregion511. org. The number and Web site will give commuters the information they need to make better choices when planning trips. By calling in or logging on, commuters can get up-to-the-minute information about traffic conditions, public transportation options, ridesharing, and bicycling anytime, anywhere throughout the Greater Sacramento area and Northern California.

The six-county Sacramento system will be the second 511 service to go on-line in California. It will provide links to 511 systems in the Bay Area, Oregon and Nevada and will be available from any phone, provided the carrier supports 511. Most counties in the region will have wireless and landline access to the service through the major carriers.

Employees will be provided with information on this program, and, if necessary, personal assistance from the Transportation Coordinator (TC) in order to register their commute information or to find/form carpools with employees within Capital Village. The TC will work with the "special tax area program" to promote this program and to utilize their assistance if required.

8.3 Guaranteed Ride Home (0.2%) - #55

When asked what would convince them to share the commute, the number one answer among Seattle, Washington commuters was "a Guaranteed Ride Home program at work." Guaranteed Ride Home, or GRH as it is commonly referred to, is an essential element to any alternative program.

In California, surveys have shown an increase in ridesharing of 15% to 20% when a GRH program is made available to them.

GRH is a program designed to provide a free ride home to any individual registered in the employee alternative commute or rideshare program in the event of an emergency or if the individual needs to work unexpected overtime. Eligible participants include those who primarily commute via an alternative: carpool, vanpool, transit, bicycle, and walk. In the event that a carpool team member has a personal or family emergency and

must leave work immediately, GRH will provide a ride to the rideshare partner without a vehicle. If the person needing the ride did not drive and has no vehicle that day, GRH provides the participant a ride to the scene of the emergency and then home. GRH provides those who use an alternative commute option with the assurance that if they register in the program, should an emergency arise, they will have the peace of mind knowing that they always have a way to get home. Also, if any individual registered in the GRH program has to work unexpected overtime (unexpected defined as not knowing prior to arriving at work) or if their carpool partner has to leave work, they will be provided with a guaranteed ride home.

The GRH Program is a free taxi service provided through the "special tax area".

It is the responsibility of each tenant (via the TC and tenant contact) to provide the following:

- Distribution of GRH information to all employees
- Ongoing cooperation with TC to market and provide GRH services

8.4 Transportation Coordinator (0.2%) - #57

Crucial to the success of this Air Quality Plan is the marketing and implementation efforts made through management support of this Plan. In order to ensure that the programs and incentives found in this Plan are offered and marketed to employees within Capital Village, a Transportation Coordinator (TC) will be provided and will have the primary responsibility for implementing this Plan and coordinating with the City's special tax area program.

Duties performed by the TC will be provided by a member of the property management team on a part time basis. If land is sold the new property owner(s) must continue to provide a TC. If TC training is available locally through a Transportation Management Association or other similar organization, the TC must attend.

It is the responsibility of each tenant to provide a contact person to coordinate with the TC. The TC will work with designated tenant contacts to coordinate the various aspects of the programs contained in this plan.

The City of Rancho Cordova must be informed with the name of the TC. Until the permanent TC is identified, this position will be filled by:

Name: Mr. David Casty

Address: 3501 Jamboree Road
North Towers, Suite 5000
Newport Beach, CA 92660

Phone: (949) 509-4241

The TC will provide the following services:

- Promote trip reduction/air quality strategies to employees of Capital Village as defined in this Air Quality Plan.
- Be the main point of contact for employees wanting to commute using an alternative.
- Catalog all existing incentives that encourage employees to utilize alternative transportation programs.

The Transportation Coordinator's contact information will be posted in the Kiosks and in employee common areas, as well as on marketing materials for alternative programs offered to employees of Capital Village.

The city of Rancho Cordova and the SMAQMD should periodically monitor and coordinate with the TC. If any property management, land ownership or tenant changes occur, a TC (and tenant contact persons) must be provided.

9.0 BUILDING COMPONENTS AND STRATEGIES

9.1 Landscaping (2.0%) - #58

Most small-engine landscape maintenance equipment is very 'dirty' in an air quality context. These small internal combustion engines often have very high pollutant emissions. Since landscaping companies use the equipment almost continuously throughout a workday, the cumulative impacts of these machines become a moderate source of the air pollutants in the Sacramento Valley.

Capital Village will only contract with commercial landscapers who operate equipment that complies with the most recent California Air Resources Board certification standards, or standards adopted no more than three years prior to date of use. As of January 2001, equipment is required to comply with either the most recent California certification standards or those adopted no more than three years prior to date of use.

Annually, Capital Village will provide to the City of Rancho Cordova and the SMAQMD, a sworn statement from the landscaping company identifying compliance with clean air equipment usage. Periodically the property manager will inspect the activities of the landscape services and if any obligations are not being met, and the contractor is found in non-compliance they will be contacted in writing to rectify the situation. The contractor will have up to three chances to reach compliance within a

one-month timeframe. If the contractor is not found in compliance by the third warning, they will be released from their contract and new company will be hired. If a new company is hired, they will be under the same obligation to provide compliance documentation and that documentation will be forwarded to the air district. The landscape contracts will require that the available certifications are provided. The developer or other appropriate party will supply the District a copy of the first year(s) contract with the landscaper.

9.2 Clean Fuel Vehicles (1.5%) - #63

All delivery vehicles utilized by the Lowe's home improvement store will be low-emitting. Vehicles based at the store with a gross vehicle weight rating (GVWR) of less than 14,000 pounds will emit no more than 0.7 g/bhp-hr ROG+Nox. Any diesel powered local delivery vehicle greater than 14,000 GVWR should install a Level III diesel particulate filter (achieves a minimum 85% PM reduction). The store manager will be available to confirm compliance of this measure.

Low emitting propane and/or zero-emission electric forklifts will be operated by Lowe's employees. Using propane and electric vehicles instead of diesel or gasoline-fueled vehicles provides an important air quality benefit.

9.3 Anti-idling Program (1.0.%) - #99

Delivery trucks serving the Capital Village project will be instructed to turn off their engines when making deliveries. Signs indicating Capital Village's anti-idling policy will be in clear view of delivery trucks at the back of the buildings. One sign will be posted at each delivery area. Signs will be 2'x3'. The Transportation Coordinator will work with the manager of Lowe's to ensure that signage is visible and posted The Lowe's manager will be responsible for enforcement. Enforcement includes ensuring that signage is visible and posted at all times. The anti-idling policy will reduce pollutants emitted by delivery trucks as well as reduce noise pollution.

10.0 CONCLUSION

The proposed Capital Village development is consistent with the air quality goals required by the City of Rancho Cordova. This Plan is designed to improve air quality through emission and trip reducing mitigation measures.

DSL Service Company's comprehensive approach to supporting the goals in the City of Rancho Cordova in order to reduce air pollution will prove successful in helping to clean up our community's air.

The measures identified in this Plan are innovative and comprehensive, from the provision of a pedestrian pathway linking the project to the adjacent residential area to the Main Street design. The combination of the measures found in the Plan will provide the synergism necessary to obtain the 18% pollution reduction recommended for this project.

A Compliance Form follows this Plan summarizing the recommended measures.

COMPLIANCE FORM
CAPITAL VILLAGE

Summary AQ Measures in Plan

		Point Value
1.	Non-residential projects provide bicycle lockers and/or racks	0.5%
2.	Provide an additional 20 % of required Class I & II bicycle parking facilities	0.5%
5.	Entire project is located within 1/2 mile of an existing Class II bike lane	1.0%
6.	Provide pedestrian improvements	1.0%
8.	Provide display case/kiosk for transportation information	0.5%
12.	Minimum amount of parking	0.5%
13.	Parking reduction	2.5%
15.	Increase parking lot shading by 10% over code	0.5%
17.	Carpool spaces	0.5%
21.	Clearly marked/shaded pathways	0.5%
29.	Mixed use	1.5%
42.	Energy Star furnace	0.5%
44.	Energy Star roofing materials	0.5%
52.	Personal Matching Assistance	0.2%
55.	Guaranteed Ride Home Program	0.2%
57.	On-site ETC	0.2%
58.	Contract with landscapers using electric or ARB certified equipment	2.0%
63.	Implement clean air business practices	1.5%
99.	Special Tax Zone	2.5%
99.	Anti-idling program	1.0%
	Subtotal	18.1%

CAPITAL VILLAGE
Project Name

Applicant Name and Signature

Approved By:

City of Rancho Cordova

CITY OF RANCHO CORDOVA

RESOLUTION NO. 167-2006

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA APPROVING COMMERCIAL DESIGN REVIEW FOR ASSESSOR PARCEL NUMBERS 072-068-0010, 0011, 0012, 0013, 0014 and 0038 FOR THE CAPITAL VILLAGE COMMERCIAL PROJECT NO. RC-05-193, SUBJECT TO THE FINDINGS AND CONDITIONS OF APPROVAL

WHEREAS, DSL Services Company (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova (hereinafter referred to as City) for Commercial Design Review; and

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

WHEREAS, an Initial Study was prepared for this project and a Notice of Intent to Adopt a Final Supplemental Mitigated Negative Declaration was prepared and circulated according to the requirements of the California Environmental Quality Act (CEQA); and

WHEREAS, the City Council considered the Applicant's request at a duly published public hearing on October 2, 2006 and received a staff report and public testimony at the public hearing.

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

Approves Commercial Design Review subject to the following:

Finding: The project was reviewed for compliance with the City Design Guidelines. The following Design Concepts apply:

a. Design of new development with particular attention to compatibility between non-residential and adjacent residential uses/properties within the project vicinity.
b. A unified design theme for integrated developments. All buildings within an integrated development shall be designed consistent with the approved design theme.
c. Pedestrian-friendly design which incorporates pedestrian amenities and outdoor gathering places into the project design with consideration given to the climate and planned use of space.
d. A streetscape appearance that defines the pedestrian and vehicle corridor and presents an appealing and continuous theme along a sidewalk or street.
e. Design flexibility for mixed-use development that ensures compatibility of use types and promotes beneficial relationships among uses.
f. Where feasible, design streets with separated sidewalks that incorporate a planter strip between the back of curb and sidewalk.
g. Incorporate quality site design, including landscaping, signage and other elements of site design.

Evidence. A tentative map and preliminary site plan was approved for this project by Resolution 125-2006 and this applicant satisfies the requirements of the Conditions of Approval adopted by this resolution requiring a subsequent design review process to focus on site plan and architecture elements. The project design meets the City design guidelines, as follows:

a. The design is consistent with the preliminary site plan and the adjacent Capital Village residential development to the east and Village of Zinfandel residential development to the south. Pedestrian connections are provided. The plan is also compatible with the surrounding office developments.
b. The site plan creates a unified design theme with Main Street as a unifying element.
c. The project provides pedestrian connections from the public sidewalk system and creates a comprehensive pedestrian network throughout the project. Pedestrian amenities and outdoor gathering places are provided along Main Street.
d. The streetscape appearance is consistent throughout the project.
e. The site plan has been carefully designed to be compatible with adjacent development by providing connections where needed or buffering and screening of potential objectionable views or noise where appropriate.
f. Separated sidewalks are provided along Data Drive and International Drive. An urban sidewalk is proposed along Zinfandel drive to be consistent with its location in the Downtown District.
g. The design plans for building architecture, landscaping, plaza space, street furniture, lighting and other site elements are consistent with the Special Planning Area concepts and City design guidelines.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on this 2nd day of October, 2006.

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Robert J. McGarvey, Mayor

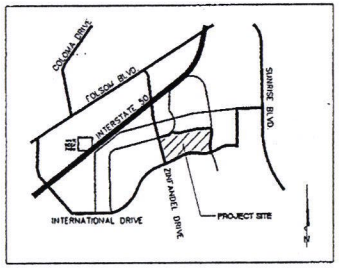
ATTEST:

_____
Anna Olea-Moger, CMC, City Clerk

CAPITAL VILLAGE

RANCHO CORDOVA, CALIFORNIA

LOCATION MAP

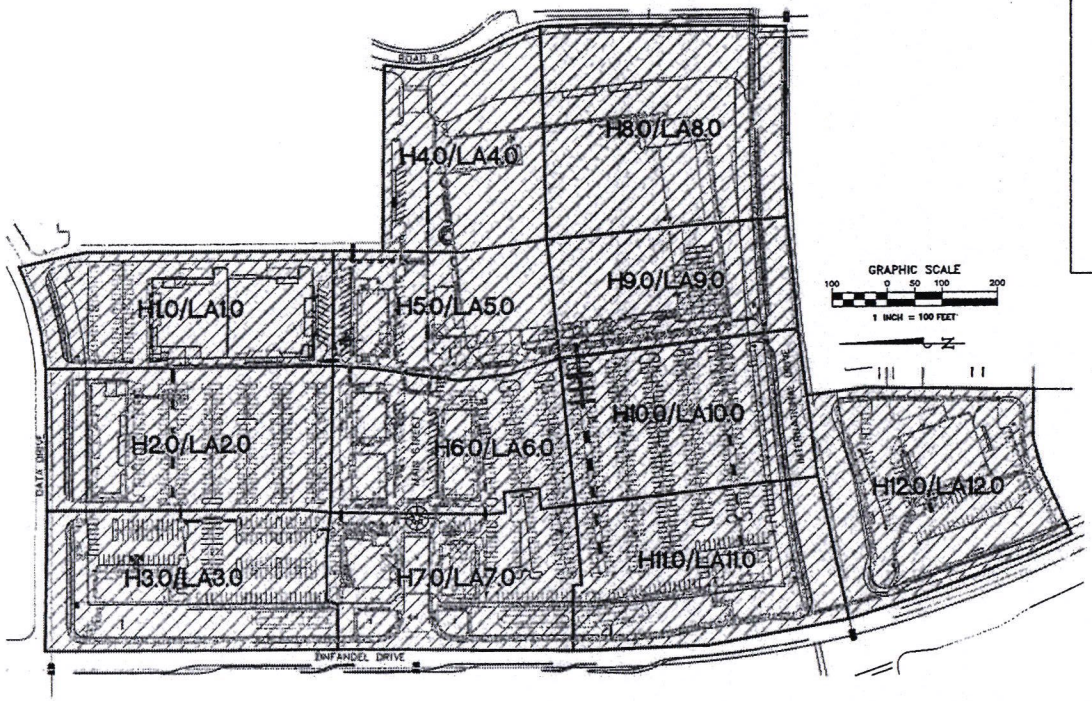


PROJECT INFO

SHEET INDEX

	COVER SHEET
H-SITE	OVERALL HARDSCAPE PLAN
H1.0	HARDSCAPE PLAN
H2.0	HARDSCAPE PLAN
H3.0	HARDSCAPE PLAN
H4.0	HARDSCAPE PLAN
H5.0	HARDSCAPE PLAN
H6.0	HARDSCAPE PLAN
H7.0	HARDSCAPE PLAN
H8.0	HARDSCAPE PLAN
H9.0	HARDSCAPE PLAN
H10.0	HARDSCAPE PLAN
H11.0	HARDSCAPE PLAN
H12.0	HARDSCAPE PLAN
D1.0	HARDSCAPE DETAILS
D2.0	HARDSCAPE DETAILS
D3.0	HARDSCAPE DETAILS
D4.0	HARDSCAPE DETAILS
D5.0	HARDSCAPE DETAILS
LA-SITE	OVERALL LANDSCAPE PLAN
LA1.0	LANDSCAPE PLAN
LA2.0	LANDSCAPE PLAN
LA3.0	LANDSCAPE PLAN
LA4.0	LANDSCAPE PLAN
LA5.0	LANDSCAPE PLAN
LA6.0	LANDSCAPE PLAN
LA7.0	LANDSCAPE PLAN
LA8.0	LANDSCAPE PLAN
LA9.0	LANDSCAPE PLAN
LA10.0	LANDSCAPE PLAN
LA11.0	LANDSCAPE PLAN
LA12.0	LANDSCAPE PLAN
LAD1.0	LANDSCAPE DETAILS
F1.0	SITE FURNISHINGS
F2.0	SITE FURNISHINGS
F3.0	SITE FURNISHINGS

PROJECT NOTES:



DSL Service Company

NADEL RETAIL

NOT FOR CONSTRUCTION

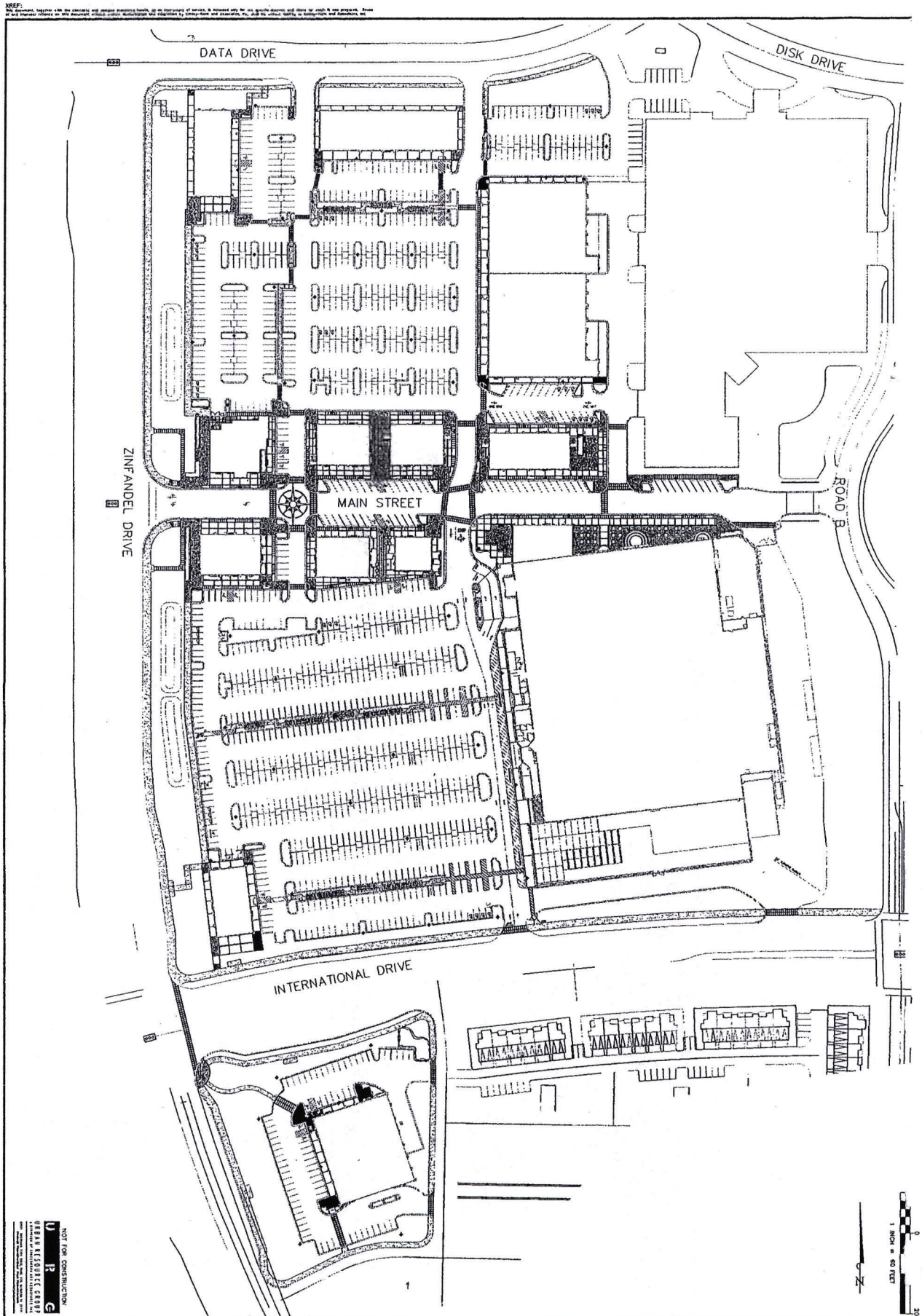
URG
URBAN RESOURCE GROUP

Kimley-Horn and Associates, Inc.

RECEIVED
SEP 05 2006
RANCHO CORDOVA PLANNING

Exhibit A

XREF:



NOT FOR CONSTRUCTION

URBAN RESOURCE GROUP

CAPITAL VILLAGE
HARDSCAPE PLAN
DSL SERVICE COMPANY
RANCHO CORDOVA, CA

SCALE (H): 1:20
SCALE (V):
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Engineering, Planning, and Environmental Consultants
11080 White Rock Road, Suite 150
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(916) 858-5800 Fax (916) 858-5805

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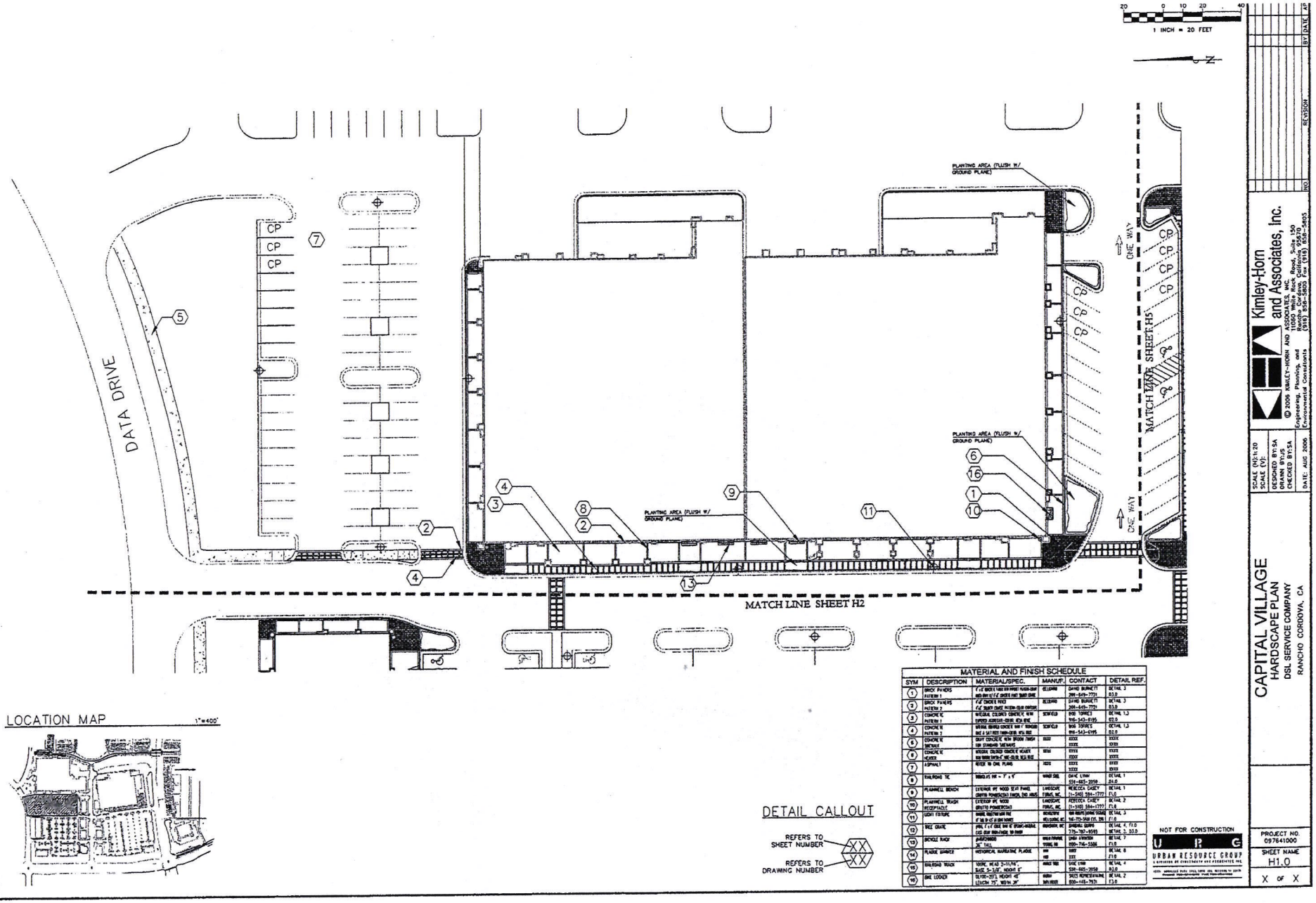
PROJECT NO. 097941000



LOCATION MAP

DETAIL CALLOUT

REFERS TO SHEET NUMBER

REFERS TO DRAWING NUMBER

MATERIAL AND FINISH SCHEDULE

SYM	DESCRIPTION	MATERIAL/SPEC.	MANUF.	CONTACT	DETAIL REF.
1	BRICK PAVERS PATTERN 1	4"x8" BRICK PAVERS	BELGARD	DAVID BURNETT 209-649-7721	DETAIL 3 03.0
2	BRICK PAVERS PATTERN 2	4"x8" BRICK PAVERS	BELGARD	DAVID BURNETT 209-649-7721	DETAIL 3 03.0
3	CONCRETE PATTERN 1	INTEGRAL COLORED CONCRETE WITH EXPOSED AGGREGATE FINISH	SCOFIELD	BOB TORRES 916-343-8195	DETAIL 1,3 02.0
4	CONCRETE PATTERN 2	INTEGRAL COLORED CONCRETE WITH 1" REVEALED AGGREGATE FINISH	SCOFIELD	BOB TORRES 916-343-8195	DETAIL 1,3 02.0
5	CONCRETE	LIGHT CONCRETE WITH BROOM FINISH	XXXX	XXXX	XXXX
6	BENCH	PER STANDARD DETAILS	XXXX	XXXX	XXXX
7	CONCRETE HEADER	INTEGRAL COLORED CONCRETE HEADER	XXXX	XXXX XXXX	XXXX XXXX
8	ASPHALT	PATCH TO MATCH EXISTING	XXXX	XXXX XXXX	XXXX XXXX
9	RAILROAD TIE	RAILROAD TIE - 7" x 9"	WARE SAND	DAVE LYNN 559-683-2058	DETAIL 1 04.0
10	PLANWELL BENCH	EXTERIOR WF WOOD SEAT PANEL (SURFACE POWDERCOAT) FINISH, END ARMS	LANDSCAPE FORMS, INC.	REBECCA CASEY (1-269) 384-1777	DETAIL 1 F1.0
11	PLANWELL TRASH RECEPTACLE	EXTERIOR WF WOOD (SURFACE POWDERCOAT)	LANDSCAPE FORMS, INC.	REBECCA CASEY (1-269) 384-1777	DETAIL 2 F1.0
12	LIGHT FIXTURE	WHERE FIXTURE HAS THE FOLLOWING: 4" DIA. BY 12' OR SIMILAR	GENERATIVE MELBOURNE, AU	888 HOUSE LIGHTING TORONTO, ON	DETAIL 3 F1.0
13	TREE GRATE	4'x8', 1"x1" EDGE, 3/4" ø STEEL PERFORATED (.125 STEEL PERFORATION, 70 OPEN)	ADAMSON, INC	416-751-3560 EXT. 226 JENNIFER DUNN 775-787-9595	DETAIL 4, F1.0 DETAIL 2, 03.0
14	BICYCLE RACK	2-LOOP DESIGN 36" TALL	LANDSCAPE FORMS, INC.	LINDA HANSEN 800-746-1588	DETAIL 7 F1.0
15	PLANTER BARRIER	ARCHITECTURAL PLANTER	XXX	XXXX XXX	DETAIL 8 F1.0
16	RAILROAD TRACK	RAIL, WEIGHT 2-115 LBS/YARD, SIZE: 5-1/2", HEIGHT 5"	WARE TRAD	DAVE LYNN 559-685-2058	DETAIL 4 03.0
17	BIKE LOCKER	CAPACITY 10, HEIGHT 42" LENGTH 75", WIDTH 39"	DERO	JAMES REINSCHMIDT 800-448-7671	DETAIL 2 13.0

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CAPITAL VILLAGE
HARDSCAPE PLAN
DSL SERVICE COMPANY
RANCHO CORDOVA, CA

PROJECT NO.
097641000

SHEET NAME
H1.0

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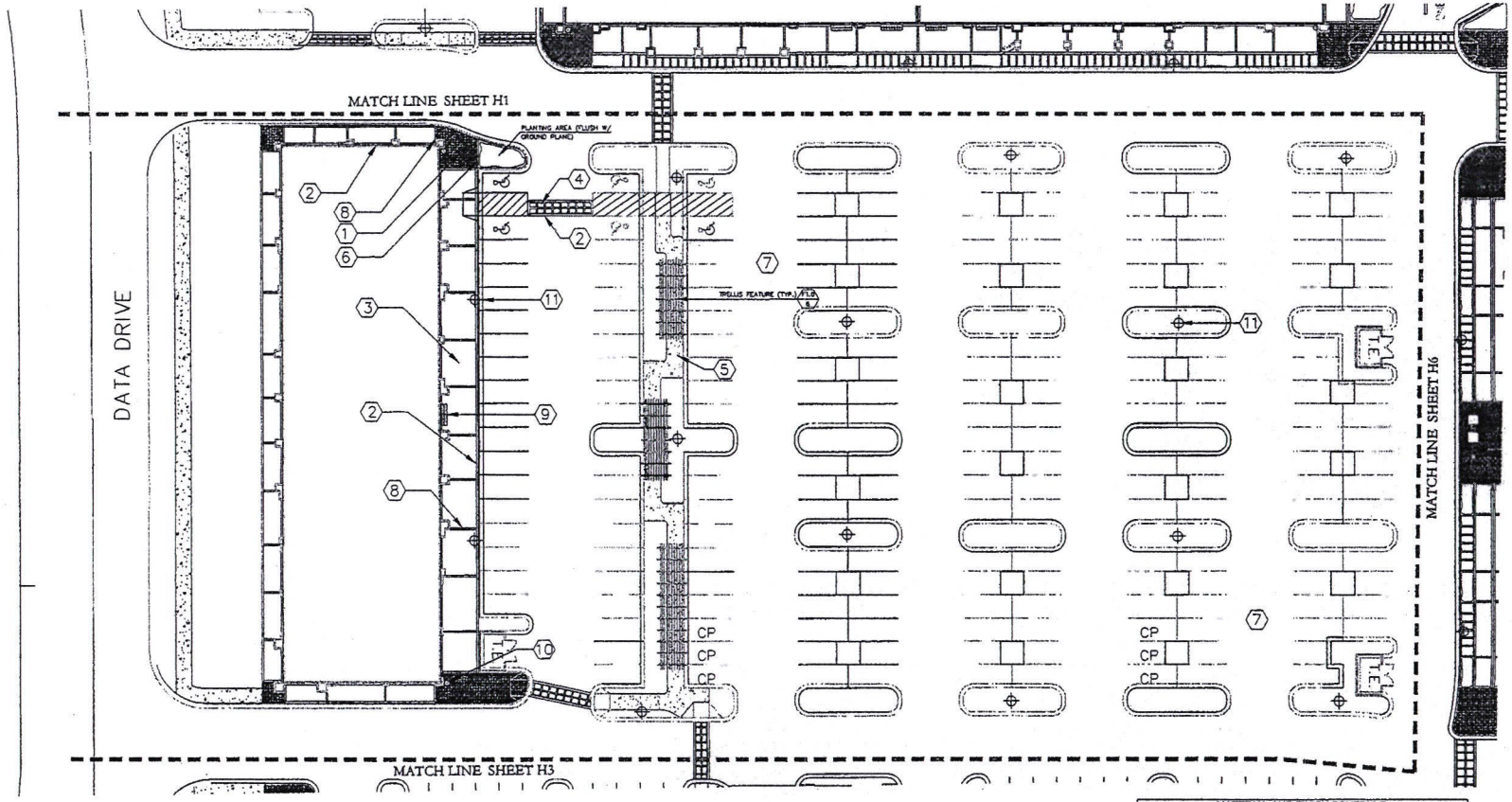
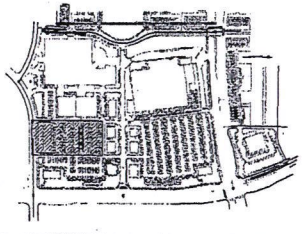


LOCATION MAP 1"=400'



DETAIL CALLOUT

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MATERIAL AND FINISH SCHEDULE

SYM	DESCRIPTION	MATERIAL/SPEC.	MANUF.	CONTACT	DETAIL REF.
1	BRICK PAVERS PATTERN 1	4"x8" (NOMINAL) RED VEIN CUT BRICK PAVERS IN RUNNING BOND PATTERN WITH 1/2" JOINTS AND SAND SWEPT JOINTS	MOLLOY	DAVID BURNETT 209-549-7721	DETAIL 3 03.0
2	BRICK PAVERS PATTERN 2	4"x8" BRICK PAVERS WITH 1/4" (NOMINAL) RED VEIN CUT BRICK PAVERS IN HERRINGBONE PATTERN WITH 1/2" JOINTS AND SAND SWEPT JOINTS	MOLLOY	DAVID BURNETT 209-549-7721	DETAIL 3 03.0
3	CONCRETE PATTERN 1	INTEGRAL COLORED CONCRETE WITH SAWCUT AGGREGATE FINISH, ACID ETCH	SCOFIELD	SGB SERVICES 916-543-8195	DETAIL 1,3 03.0
4	CONCRETE PATTERN 2	INTEGRAL COLORED CONCRETE WITH TROWEL FINISH, SMOOTH FINISH, ACID ETCH	SCOFIELD	SGB SERVICES 916-543-8195	DETAIL 1,3 03.0
5	CONCRETE	LIGHT BROOM FINISH	XXXX	XXXX XXXX	XXXX XXXX
6	CONCRETE	INTEGRAL COLORED CONCRETE WITH BROOM FINISH	XXXX	XXXX XXXX	XXXX XXXX
7	ASPHALT	PLACED TO CIVIL PLANS	XXXX	XXXX XXXX	XXXX XXXX
8	RAILROAD TIE	RAILROAD TIES - 7" x 9"	ANDY VAIL	SAVE LUMBER 530-661-3050	DETAIL 1 04.0
9	PLANTER BENCH	CYPRESS WOOD SEAT PANEL PAINTED POWDERCOAT FINISH, STEEL BASE	LANDSCAPE FORMS, INC.	REBECCA CASEY 1-(269) 384-1777	DETAIL 2 01.0
10	PLANTER TRASH RECEPTACLE	CYPRESS WOOD SLATS PAINTED POWDERCOAT	LANDSCAPE FORMS, INC.	REBECCA CASEY 1-(269) 384-1777	DETAIL 2 01.0
11	LIGHT FIXTURE	WHITE FINISH ON METAL POLE, 14' TALL W/ 4' ARM BRACKET	ACUITY BRANDS, INC.	866-922-8289 EXTENSION 70982	DETAIL 3 01.0
12	TREE GRATE	STEEL 4' x 4' SQUARE TREE GRATE WITH 18" DIAMETER OPENING	NEENAH, INC	866-773-5656 EXT. 228	DETAIL 4, 01.0
13	BICYCLE RACK	2" SQUARE STEEL TUBE, POWDER COATED FINISH	XXXXXXXXX	BARBARA BARRY 775-787-1395	DETAIL 2, 03.0
14	PLANTER BARRIER	36" WIDE, 24" HIGH, PRECAST CONCRETE	XXXXXXXXX	LINDA XXXXXX 800-716-5008	DETAIL 7 01.0
15	RAILROAD TRACK	HISTORICAL RAILROAD TRACK	XXX XXX	XXXX XXXX	DETAIL 8 01.0
16	BIKE LOCKER	10' WIDE, HEAD 3-11/16", BASE 5-3/8", HEIGHT 6"	GRAHAM BRO.	SUNCTIMES 559-485-3050	DETAIL 4 03.0
		10,000-30'L WIDTH 42" LENGTH 75', WIDTH 30'	XXXX XXXXXXX	SALES REPRESENTATIVE 209-468-7930	DETAIL 2 02.0

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CAPITAL VILLAGE
HARDSCAPE PLAN
DSL SERVICE COMPANY
RANCHO CORDOVA, CA

PROJECT NO.
09764100
SHEET NAME
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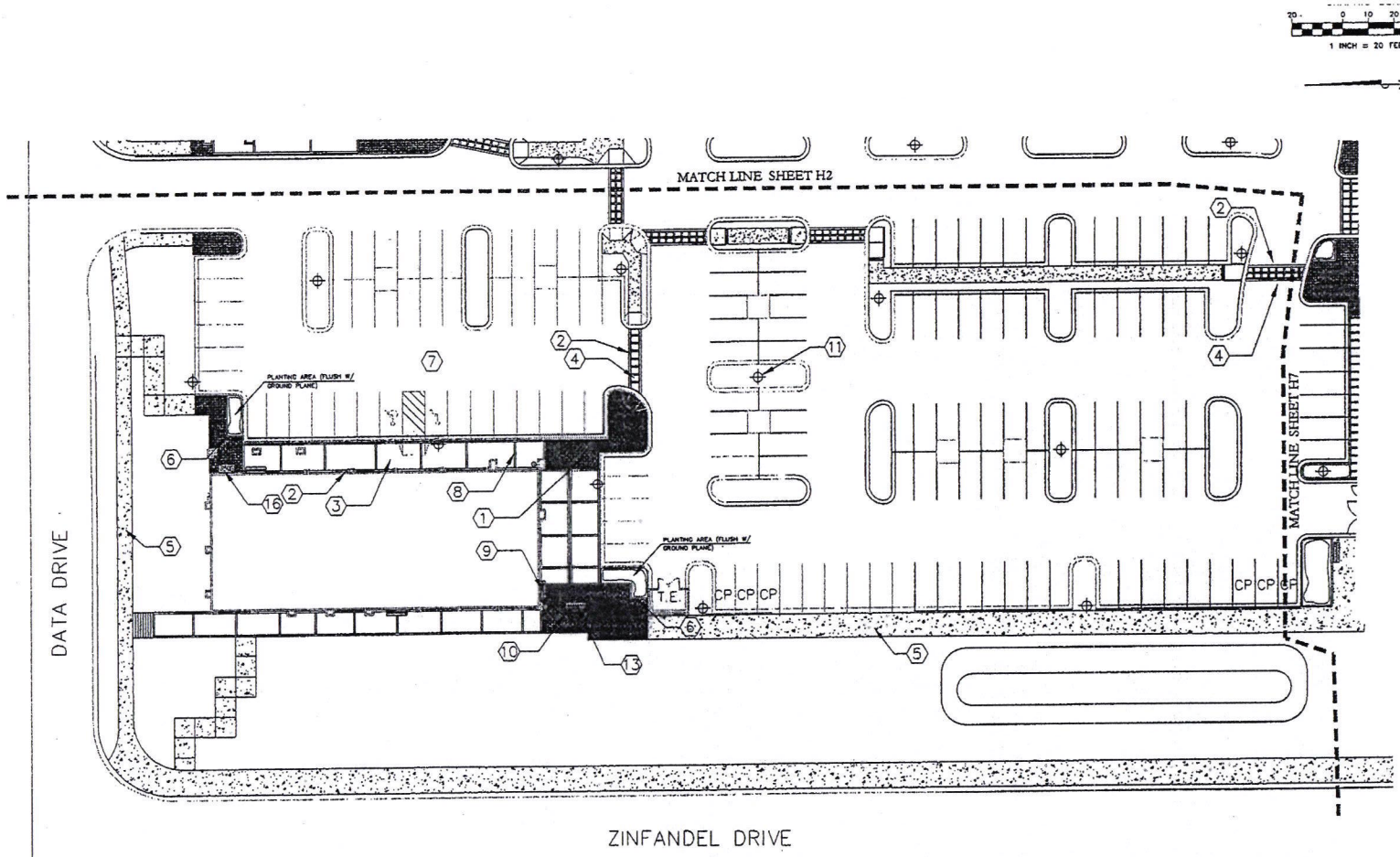
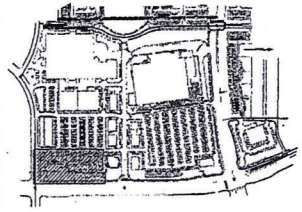
X OF X



LOCATION MAP 1"=400'



DETAIL CALLOUT

REFERS TO SHEET NUMBER XX

REFERS TO DRAWING NUMBER XX

MATERIAL AND FINISH SCHEDULE

SYM	DESCRIPTION	MATERIAL/SPEC.	MANUF.	CONTACT	DETAIL REF.
1	BRICK PAVERS PATTERN 1		RICHARD	DAVID BLANCETT 209-649-7721	DETAIL 3 03.0
2	BRICK PAVERS PATTERN 2		RICHARD	DAVID BLANCETT 209-649-7721	DETAIL 3 03.0
3	CONCRETE PATTERN 1		SCOFIELD	BOB TORRES 916-543-8185	DETAIL 1,3 03.0
4	CONCRETE PATTERN 2		SCOFIELD	BOB TORRES 916-543-8185	DETAIL 1,3 03.0	
5	CONCRETE SIDEWALK				
6	CONCRETE HEADER				
7	ASPHALT				
8	RAILROAD TIE				
9	PLANWELL BENCH				
10	PLANWELL WASH RECEPTACLE				
11	LIGHT FIXTURE				
12	BIKE RACK				
13	BICYCLE RACK				
14	PLAQUE MARKER				
15	RAILROAD TRACK				
16	BIKE LOCKER				

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HARDSCAPE PLAN
DSL SERVICE COMPANY
RANCHO CORDOVA, CA

PROJECT NO. 097641000
SHEET NAME H3.0
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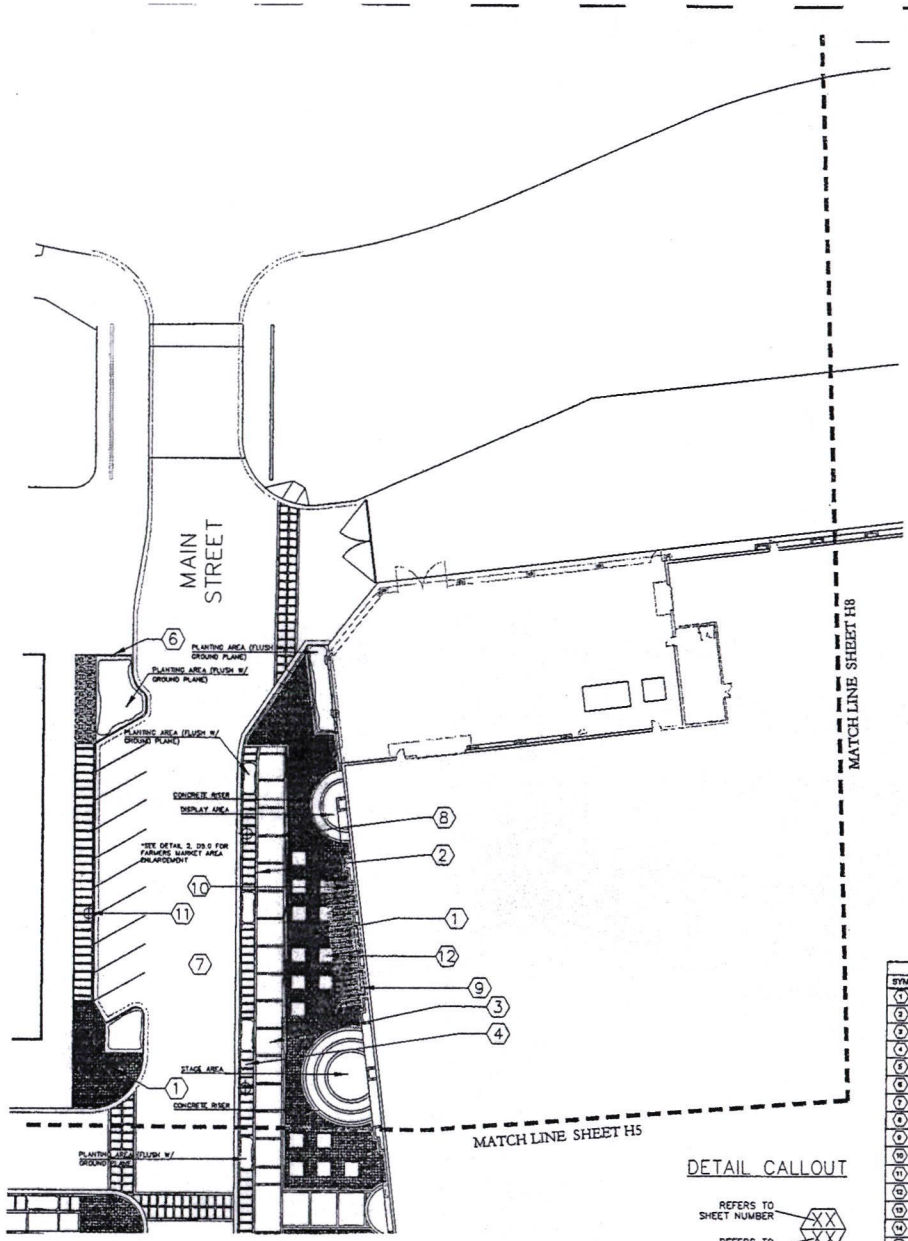

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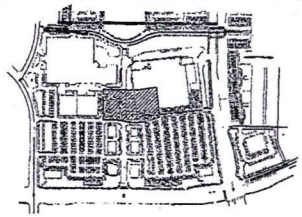
LOCATION MAP 1"=400'



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MATERIAL AND FINISH SCHEDULE

SYM	DESCRIPTION	MATERIAL/SPEC.	MANUF.	CONTACT	DETAIL REF.
1	BRICK PAVERS PATTERN 1	4"x8" SMOOTH FACE CLAY PAVERS RUNNING BOND PATTERN W/ 1/4" JOINTS AND SAND SWEEP	BELGARD	DAVID BURNETT 209-619-7721	DETAIL 3 D3.0
2	BRICK PAVERS PATTERN 2	4"x8" SMOOTH FACE CLAY PAVERS RUNNING BOND PATTERN W/ 1/4" JOINTS AND SAND SWEEP	BELGARD	DAVID BURNETT 209-619-7721	DETAIL 3 D3.0
3	CONCRETE PATTERN 1	SPECIAL COLORED TOPCREK W/ SPACED ACCENT COLOR MEDIUM	TOPCRETE	ROB TORRES 916-543-8195	DETAIL 1,3 D3.0
4	CONCRETE PATTERN 2	MEDIUM COLORED SMOOTH MIX W/ MEDIUM SEE A SAW PATTERN-SEE SHEET D3.0	TOPCRETE	ROB TORRES 916-543-8195	DETAIL 1,3 D3.0
5	CONCRETE SIDEWALK	SMOOTH CONCRETE W/ BROOM FINISH FOR STANDARD SIDEWALK	XXXX	XXXX XXXX	XXXX XXXX
6	CONCRETE HEADER	MEDIUM TEXTURED CONCRETE HEADER SEE DETAIL 7/H5.0 & SHEET H5.0 FOR ADDITIONAL INFORMATION	XXXX	XXXX XXXX	XXXX XXXX
7	ASPHALT	REFER TO CIVIL PLANS	XXXX	XXXX XXXX	XXXX XXXX
8	RAILROAD TIE	RAILROAD TIE - 7" x 9"	HARD SOIL	BASIC LUMBER 530-885-3050	DETAIL 1 D4.0
9	PLANWELL BENCH	EVERGREEN WIRE SEAT PANEL CENTER PEDESTRIAN PARK, SEE SHEET H5.0	LANDSCAPE FORMS, INC.	REBECCA CASEY (1-518) 584-1777	DETAIL 1 F1.0
10	PLANWELL WASH RECEPTACLE	EVERGREEN PT WOOD GROUND POWDERCOAT	LANDSCAPE FORMS, INC.	REBECCA CASEY (1-518) 584-1777	DETAIL 2 F1.0
11	LIGHT FIXTURE	WHITE ELECTRIC DIGITAL	ZUMTOBEL	KIM FRANCANNING 916-797-3898	DETAIL 3 F1.0
12	BIKE GRATE	MDE 1 1/4 SQUARE BAR GRATE W/ 1/2" SQUARE BARS ON 2" CENTERS	ADJUSTABLE INC.	916-771-1000 EXT. 232	DETAIL 4, F1.0
13	BICYCLE RACK	JAMES POWDER COATED STEEL	BIKE FLIX	KURTIS SIMPSON 775-787-1045	DETAIL 2, D3.0
14	PLAQUE MARKER	HISTORICAL MARKER-SEE PLAQUE	LANDSCAPE FORMS, INC.	LINDA JOHNSON 800-710-3506	DETAIL 7 F1.0
15	RAILROAD TRACK	100#, HEAD 2-11/16", BASE 5-1/2", HEIGHT 8"	HARD SOIL	BASIC LUMBER 530-885-3050	DETAIL 4 D3.0
16	BIKE LOCKER	BLOCK-ST, HEIGHT 40" LENGTH 75", WIDTH 24"	BIKE FLIX	SALES REPRESENTATIVE 800-448-7610	DETAIL 2 F3.0

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CAPITAL VILLAGE
HARDSCAPE PLAN
DSL SERVICE COMPANY
RANCHO CORDOVA, CA

PROJECT NO.
097541000
SHEET NAME
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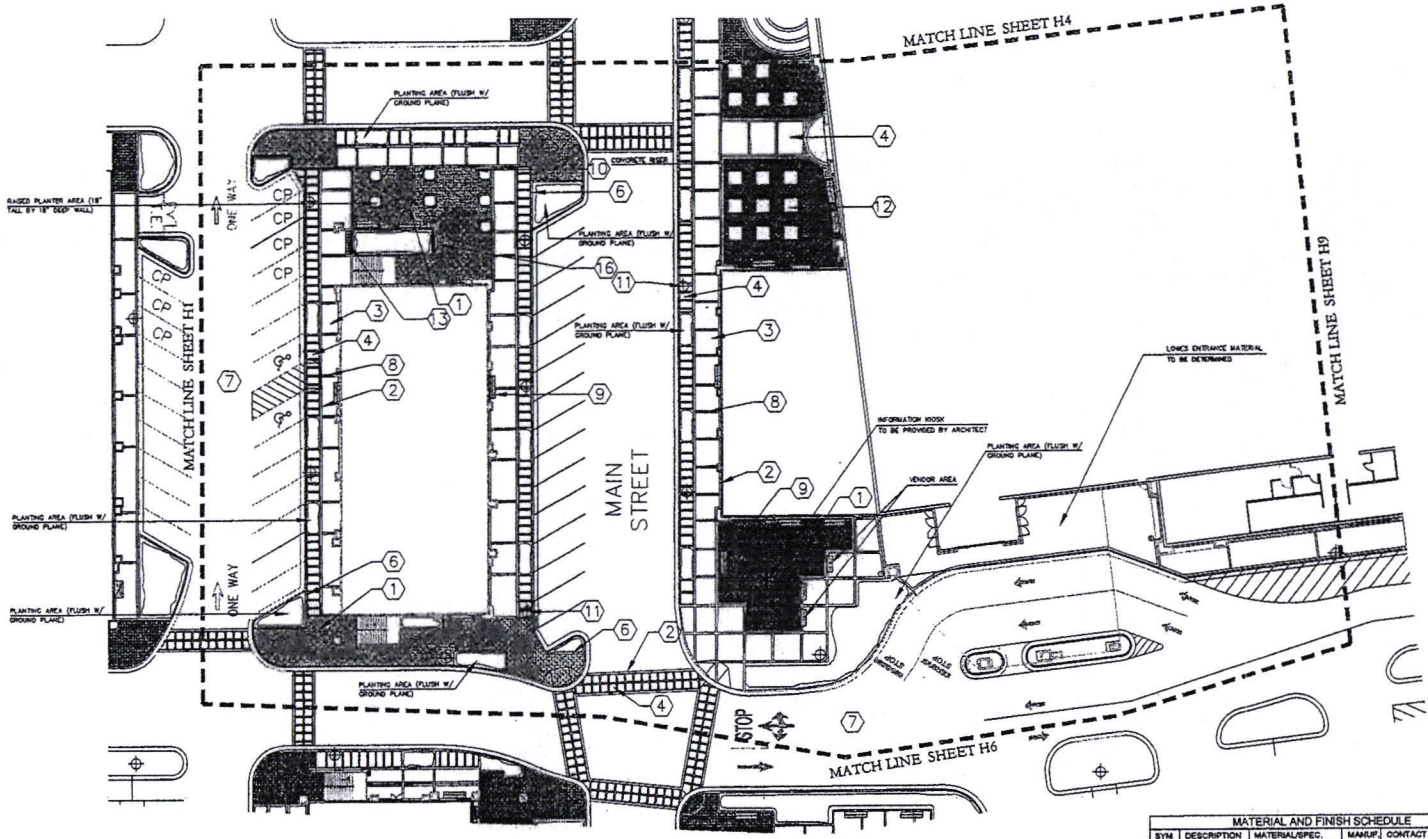
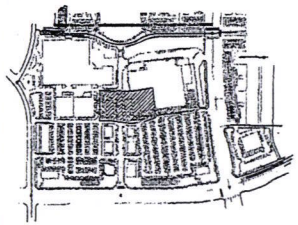


LOCATION MAP 1"=400'



DETAIL CALLOUT

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MATERIAL AND FINISH SCHEDULE

SYM	DESCRIPTION	MATERIAL/SPEC.	MANUF.	CONTACT	DETAIL REF.
1	BRICK PAVERS PATTERN 1	4" x 8" SMOOTH RED BRICK PAVERS SET IN RUNNING BOND PATTERN WITH SAND JOINTS	BELGARD	DAVID BURNETT 209-649-7771	DETAIL 3 5.1.0
2	BRICK PAVERS PATTERN 2	4" x 8" SMOOTH RED BRICK PAVERS SET IN HERRINGBONE PATTERN WITH SAND JOINTS	BELGARD	DAVID BURNETT 209-649-7771	DETAIL 3 5.1.0
3	CONCRETE PATTERN 1	INTEGRAL COLORED CONCRETE WITH LIGHTLY BROOM FINISH	SCOFIELD	BOB YORKEY 916-543-8195	DETAIL 1,3 2.1.0
4	CONCRETE PATTERN 2	INTEGRAL COLORED CONCRETE WITH 4" SCORED CONTROL JOINTS IN A 4'-0" X 4'-0" GRID PATTERN	SCOFIELD	BOB YORKEY 916-543-8195	DETAIL 1,3 2.1.0
5	CONCRETE	GRAY CONCRETE WITH BROOM FINISH FOR TURNING RADIUS	XXXX	XXXX	XXXX
6	CONCRETE	INTEGRAL COLORED CONCRETE HEADER STRIP WITH SAND BLAST FINISH	XXXX	XXXX 2XXX	XXXX
7	ASPHALT	REFER TO CIVIL PLANS	XXXX	XXXX 2XXX	XXXX
8	RAILROAD TIE	RAILROAD TIE - 7" x 9"	XXXX	XXXX	XXXX
9	PLANWELL BENCH	EXTERIOR FIR WOOD SEAT PANEL CENTER POWDERCOAT FINISH, THE ARM	LANDSCAPE FORMS, INC.	REBECCA CASEY (1-269) 384-1777	DETAIL 1 7.1.0
10	PLANWELL TRASH RECEPTACLE	EXTERIOR FIR WOOD CENTER POWDERCOAT	LANDSCAPE FORMS, INC.	REBECCA CASEY (1-269) 384-1777	DETAIL 2 7.1.0
11	LIGHT FIXTURE	WHITE WESTOR-AM PG	ADVANCE	XXX-XXX-XXXX XXXX	DETAIL 3 7.1.0
12	BIKE RACK	2 1/2 IN O.D. STAINLESS STEEL PIPE, 36 IN. HIGH, 28 IN. WIDE	BELGARD, INC.	714-771-1555 EX. 28	DETAIL 6, 7.1.0
13	BICYCLE RACK	ANDERSON 30" SAG	BIKE SPACE STORE, IN	714-701-9395 LINDA ANDERSON 800-748-3564	DETAIL 2, 5.1.0 DETAIL 7 7.1.0
14	PLANTER BARRIER	BOLLARD WITH HARDSCAPE PLANTER	XXX	XXX XXX	DETAIL 8 7.1.0
15	HANDRAIL RAILING	1.5DIA. HEAD 3-7/16", BASE 5-1/8", HEIGHT 6"	XXXX XXX	XXX XXX	DETAIL 4 5.1.0
16	BIKE LOCKER	9.125-20 L, HEIGHT 42 (LOCK) 75", WIDTH 39"	NORTH WESTERN	SALES REPRESENTATIVE 800-468-7931	DETAIL 2 7.1.0

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RANCHO CORDOVA, CA

PROJECT NO
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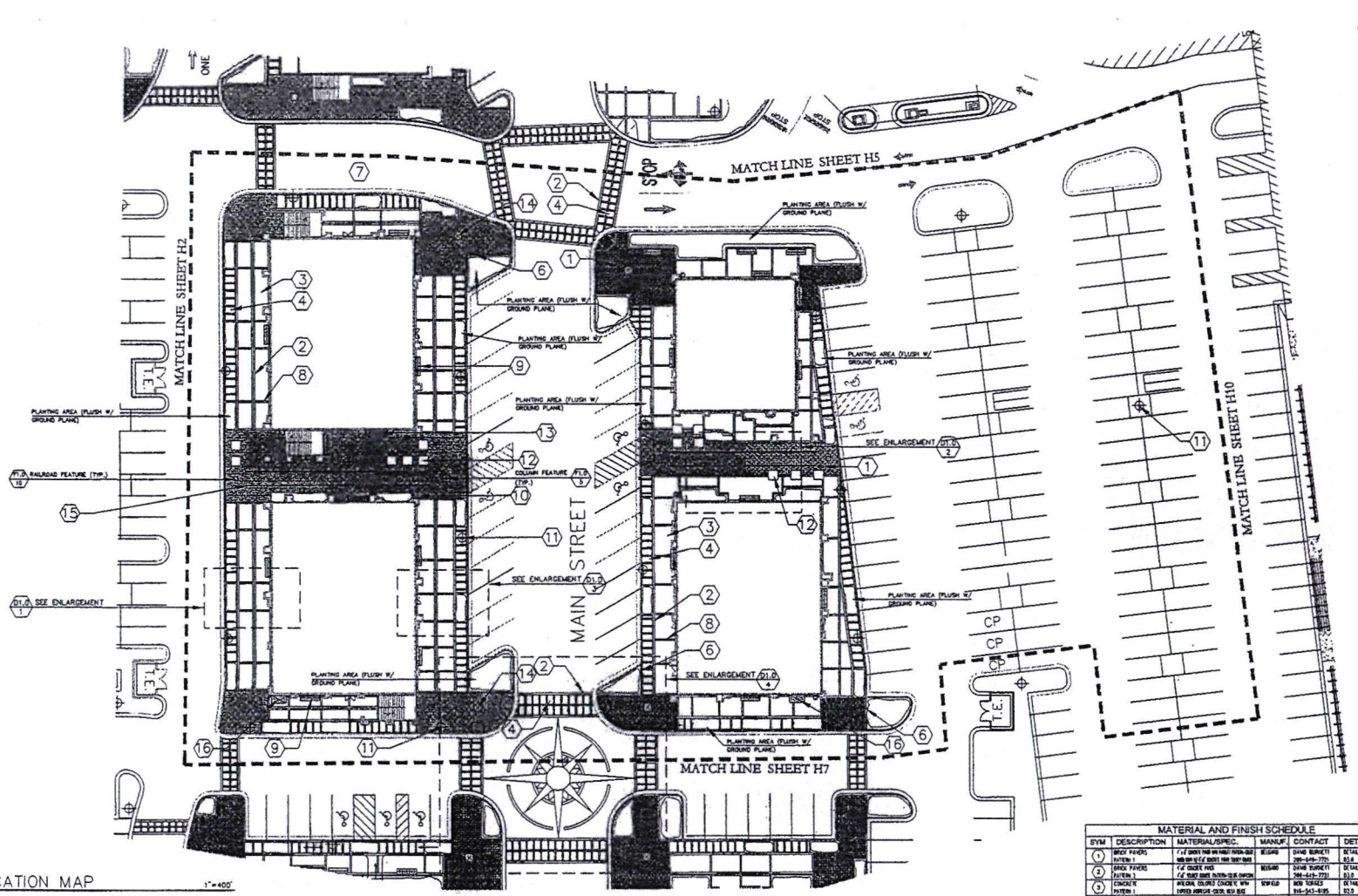
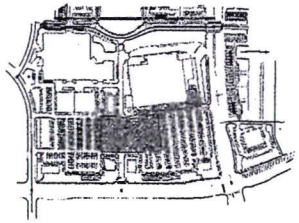


LOCATION MAP



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MATERIAL AND FINISH SCHEDULE

SYM	DESCRIPTION	MATERIAL/SPEC.	MANUF.	CONTACT	DETAIL REF.
1	BRICK PAVERS	4"x8" SMOOTH FINISH RED HEAVY TRAFFIC BRICK	BELGARD	DAVID BURNETT 209-649-7721	DETAIL 3 D3.0
2	BRICK PAVERS	4"x8" CHOCOLATE BRICK	BOISE-KUIBI	DAVID BURNETT 209-649-7721	DETAIL 3 D3.0
3	CONCRETE	INTEGRAL COLORED CONCRETE W/ SCORED JOINTS	SCOFIELD	BOB TORRES 916-543-8195	DETAIL 1,3 D3.0
4	CONCRETE	INTEGRAL COLORED CONCRETE W/ SCORED JOINTS	SCOFIELD	BOB TORRES 916-543-8195	DETAIL 1,3 D3.0
5	CONCRETE	LIGHT SCORED NEW BROOM FINISH FOR STANDARD SIDEWALK	XXXX	XXXX XXXX	XXXX XXXX
6	CONCRETE	INTEGRAL COLORED CONCRETE HEARTH	XXXX	XXXX XXXX	XXXX XXXX
7	ASPHALT	REFER TO CIVIL PLANS	XXXX	XXXX XXXX	XXXX XXXX
8	RAILROAD TIE	RANGE IN SIZE = 7" x 9"	MINNESOTA	BARC UNION 559-485-2050	DETAIL 1 D4.0
9	PLANTER BENCH	EXTERIOR 8' WOOD SEAT PANEL CUSTOM POWDERCOAT FINISH, END AND LEGS	HARDSCAPE ARCHITECTURAL, INC.	REBECCA CASEY (+1-310) 394-1777	DETAIL 1 F1.0
10	PLANTER TRASH RECEPTACLE	EXTERIOR 8' WOOD CUSTOM POWDERCOAT	HARDSCAPE ARCHITECTURAL, INC.	REBECCA CASEY (+1-310) 394-1777	DETAIL 2 F1.0
11	LIGHT FIXTURE	WOOD BASE WITH SIDE MOUNTED 8' METAL POLE WITH DOUBLE ARMS	MINNESOTA METALWORKS	952-933-1600 EXT. 226	DETAIL 3 F1.0
12	BIKE GRATE	24"W x 6'-0" LONG HEAVY DUTY STEEL GRATE WITH 1/2" SQUARE BARS AT 4" O.C.	MODERN BIKE RACKS, INC.	BARBARA BARRY 775-781-7595	DETAIL 4, F1.0 DETAIL 2, D3.0
13	BICYCLE RACK	INVERTED U	MODERN BIKE RACKS, INC.	LINDA HANCOCK 800-776-5008	DETAIL 7 F1.0
14	PLAQUE MARKER	HISTORICAL NARRATIVE PLAQUE	TBD	TBD	DETAIL 8 F1.0
15	RAILROAD TRUCK	MODEL NO.#3 3'-11/16" BASE, 5-3/8", WEIGHT 6"	MARC TRAIN	MARC TRAIN 559-485-2050	DETAIL 4 D3.0
16	BIKE LOCKER	SLANG-20'L, HEIGHT 48" LENGTH 75", WIDTH 28"	MODERN BIKE RACKS, INC.	SALES REPRESENTATIVE 209-648-7931	DETAIL 2 F3.0

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11080 White Rock Road, Suite 150
Rancho Cordova, California 95670
(916) 858-5800 Fax (916) 858-5805

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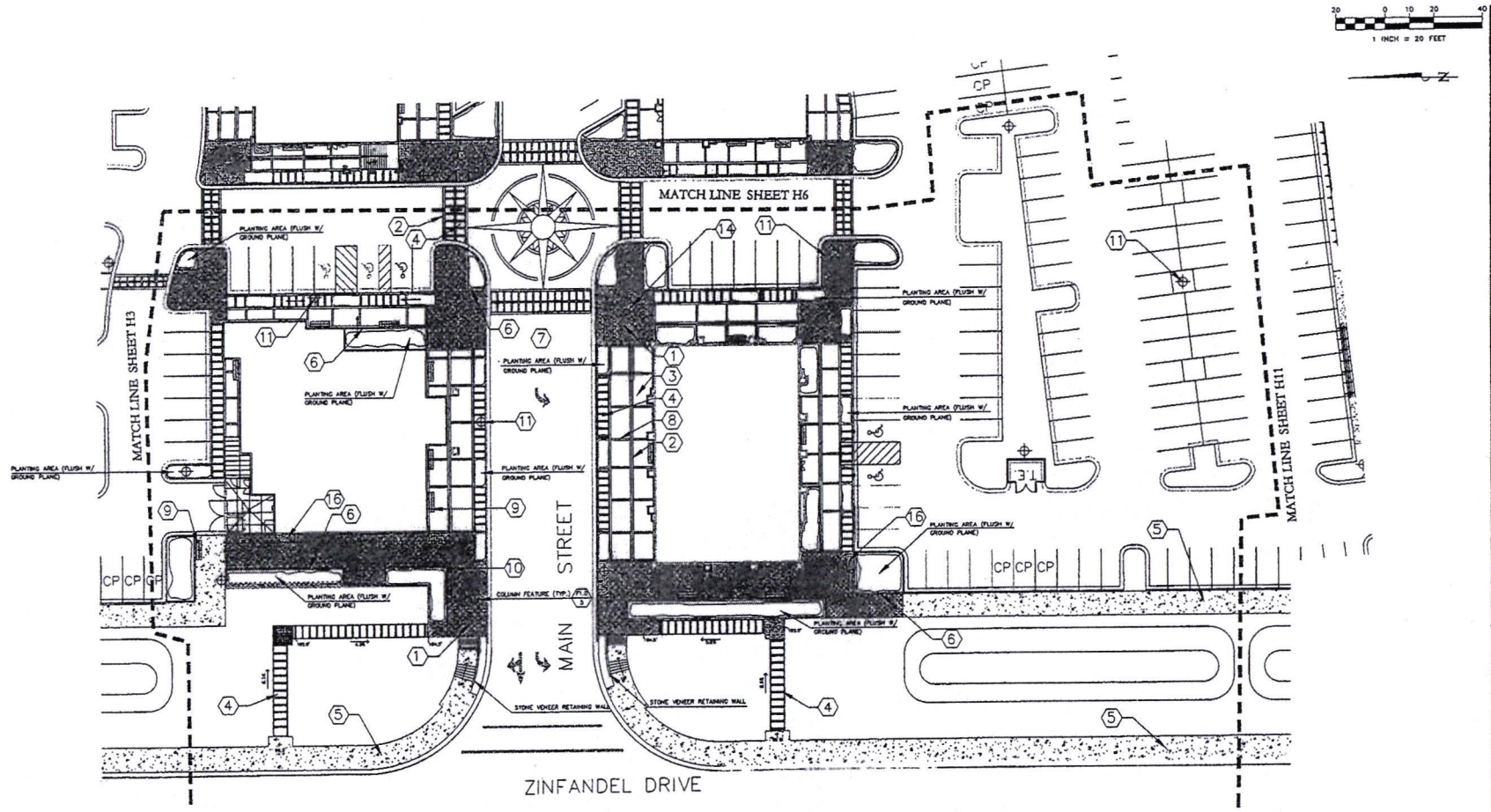
CAPITAL VILLAGE
HARDSCAPE PLAN
DSL SERVICE COMPANY
RANCHO CORDOVA, CA

PROJECT NO
097641000
SHEET NAME
H6.0
X of X



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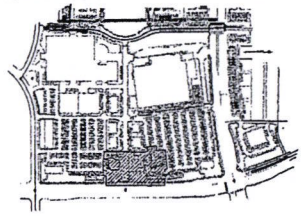

DETAIL CALLOUT

REFERS TO SHEET NUMBER XX

REFERS TO DRAWING NUMBER XX

MATERIAL AND FINISH SCHEDULE

SYM	DESCRIPTION	MATERIAL/SPEC.	MANUF.	CONTACT	DETAIL REF.
1	BRICK PAVERS PATTERN 1	4" THICK RED VELOUR BRICK PAVERS SET IN 1" SAND BED OVER COMPACTED SUBGRADE	MCILVAIN	DAVID BURNETT 209-648-7721	DETAIL 3 03.0
2	BRICK PAVERS PATTERN 2	4" THICK RED VELOUR BRICK PAVERS SET IN 1" SAND BED OVER COMPACTED SUBGRADE	MCILVAIN	DAVID BURNETT 209-648-7721	DETAIL 3 03.0
3	CONCRETE PATTERN 1	INTEGRAL COLORED CONCRETE WITH TOOLED ASHLAR CONTROL JOINTS	SOUTH	BOB TORRES 916-543-6195	DETAIL 1,3 03.0
4	CONCRETE PATTERN 2	INTEGRAL COLORED CONCRETE WITH SAND BLAST FINISH AND TOOLED ASHLAR CONTROL JOINTS	SOUTH	BOB TORRES 916-543-6195	DETAIL 1,3 03.0
5	CONCRETE	BROOM FINISH CONCRETE W/ SAW CUT CONTROL JOINTS PER STANDARD DETAILS	XXXX	XXXX	XXXX
6	CONCRETE HEADER	INTEGRAL COLORED CONCRETE HEADER PER DETAIL	XXXX	XXXX	XXXX
7	ASPHALT	REFER TO CIVIL PLANS	XXXX	XXXX	XXXX
8	RAILROAD TIE	DOUBLE TIE - 7" x 9"	HARD TIES	DAVE LYNN 559-485-3050	DETAIL 1 04.0
9	PLANWELL BENCH	3'STRAIGHT W/ WOOD SEAT PANEL, CAST IN POWDERCOAT FINISH, SURFACE MOUNT	LANDSCAPE FORMS, INC	REBECCA CASEY (1-269) 384-1777	DETAIL 1 F1.0
10	PLANWELL TRASH RECEPTACLE	3'STRAIGHT W/ WOOD SLATS, CAST IN POWDERCOAT FINISH	LANDSCAPE FORMS, INC.	REBECCA CASEY (1-269) 384-1777	DETAIL 2 F1.0
11	LIGHT FIXTURE	WHITE STEEL POLE W/ 4" DIA. BASE, 4" DIA. TOP, 14' HEIGHT	HOLOPHANE	888-RBHC (888-724-2742)	DETAIL 3 F1.0
12	BIKE RACK	4'W x 2'H x 4" DIA. POWDER COATED STEEL PIPE F/ 4" DIA. SCH 40 PIPE EMBEDDED IN CONCRETE	HOLOPHANE, INC	800-723-3888 EXT. 281	DETAIL 4, F1.0
13	BICYCLE RACK	INVERTED U 36" TALL	DERO BIKE RACK	EDWARD DUNN 773-787-9565	DETAIL 2, 03.0
14	PLAQUE BARRIER	HISTORICAL WARNING PLAQUE	DERO BIKE RACK	LINDA KINSEY 660-746-5596	DETAIL 1 F1.0
15	RAILROAD WALK	18GRE, HEAD 7-11/16", BASE 5-3/8", HEIGHT 8"	HOLOPHANE	DAVE LYNN 559-485-3050	DETAIL 8 F1.0
16	BIKE LOCKER	BLACK-201, HEIGHT 48" LENGTH 75", WIDTH 38"	HOLOPHANE	SALES REPRESENTATIVE	DETAIL 4 03.0
			MIRO INDUSTRIES	800-442-7531	DETAIL 2 F1.0

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CAPITAL VILLAGE
HARDSCAPE PLAN
DSL SERVICE COMPANY
RANCHO CORDOVA, CA

PROJECT NO. 097641000
SHEET NAME H7.0
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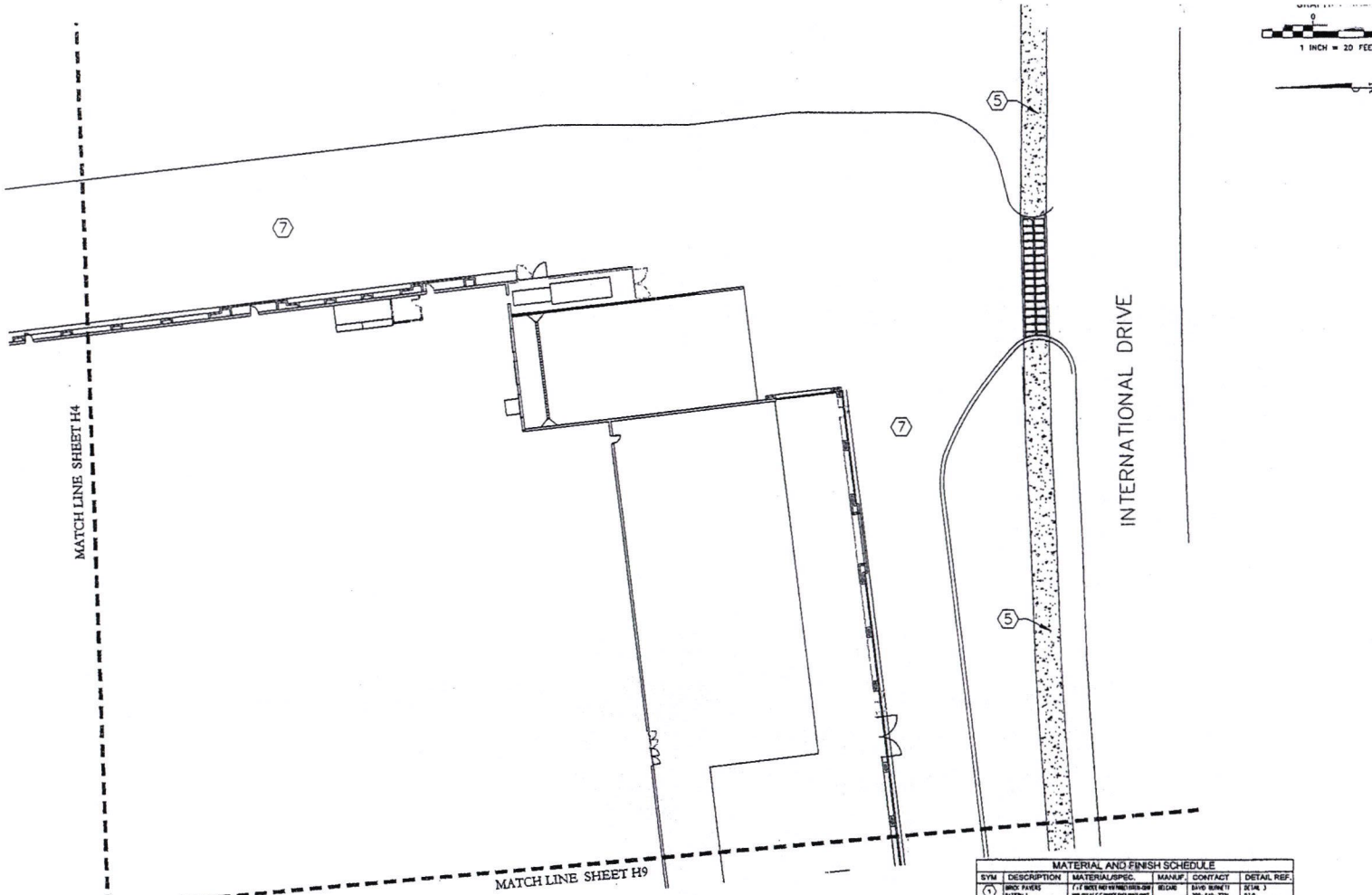
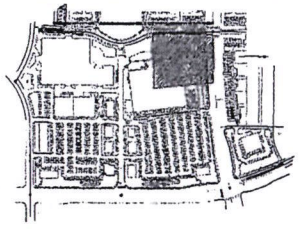


LOCATION MAP 1"=400'



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MATERIAL AND FINISH SCHEDULE

SYM	DESCRIPTION	MATERIAL/SPEC.	MANUF.	CONTACT	DETAIL REF.
1	BRICK PAVERS	4" x 8" SMOOTH AND WIRE CUT BRICK PAVERS	BELCARO	DAVID BURNETT 209-649-7721	DETAIL 3 03.0
2	BRICK PAVERS PATTERN 2	4" x 8" SMOOTH AND WIRE CUT BRICK PAVERS	BELCARO	DAVID BURNETT 209-649-7721	DETAIL 3 03.0
3	CONCRETE PATTERN 1	NATURAL COLORED CONCRETE W/ SCORED JOINTS	SCOFIELD	BOB TORRES 916-543-8195	DETAIL 1,3 03.0
4	CONCRETE PATTERN 2	NATURAL STAMPED CONCRETE W/ 4" BORDER	SCOFIELD	BOB TORRES 916-543-8195	DETAIL 1,3 03.0
5	CONCRETE	GRAY CONCRETE W/ BROOM FINISH FOR STANDARD SIDEWALKS	XXXX	XXXX XXXX	XXXX XXXX
6	CONCRETE HEADER	INTEGRAL COLORED CONCRETE HEADER	XXXX	XXXX XXXX	XXXX XXXX
7	ASPHALT	REFER TO CIVIL PLANS	XXXX	XXXX XXXX	XXXX XXXX
8	RAILROAD TIE	6INCHES (W) - 7" x 9"	HAND SET	DAVE LYNN 559-859-3050	DETAIL 1 04.0
9	PLANWELL BENCH	EXTERIOR WET WOOD SEAT PANEL CLEAR POWDERCOAT FINISH, DIE #505	LANDSCAPE FORMS, INC	REBECCA CASEY (1-269) 384-1777	DETAIL 3 F1.0
10	PLANROLL TRASH RECEPTACLE	EXTERIOR WET WOOD (MOTO MONOGRAY)	LANDSCAPE FORMS, INC	REBECCA CASEY (1-269) 384-1777	DETAIL 2 F1.0
11	LIGHT FIXTURE	WOOD BOLLARD WITH METAL HOOD	HOUSTON, TX	800-8000 (800) 8000	DETAIL 3 F1.0
12	TREE GRATE	5'-0" x 5'-0" CAST IRON 4" STRING BEARING (NO DRAIN)	MADISON, WI	715-787-8393	DETAIL 4, F1.0 DETAIL 2, A3.0
13	BICYCLE RACK	2'-0" (W) x 2'-6" (H)	WAVE RACK	(800) 716-3506	DETAIL 7 F1.0
14	PLANE MARKER	HISTORICAL MARKER/ONE PLANE	XXX	XXX XXX	DETAIL 8 F1.0
15	RAILROAD TRACK	115LBS, HEAD 3-1/4", HEIGHT 6", BASE 5-3/4", HEIGHT 2"	HAND SET	DAVE LYNN 559-865-3050	DETAIL 4 03.0
16	BIKE LOCKER	12 (W) x 2'-0" (L), HEIGHT 48" LENGTH 75", WIDTH 28"	MIRO	SHELL REPRESENTATIVE 800-448-7821	DETAIL 2 F3.0

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A DIVISION OF KIMLEY-HORN AND ASSOCIATES, INC.

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Walnut Creek, California 94596
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HARDSCAPE PLAN
DSL SERVICE COMPANY
RANCHO CORDOVA, CA

PROJECT NO.
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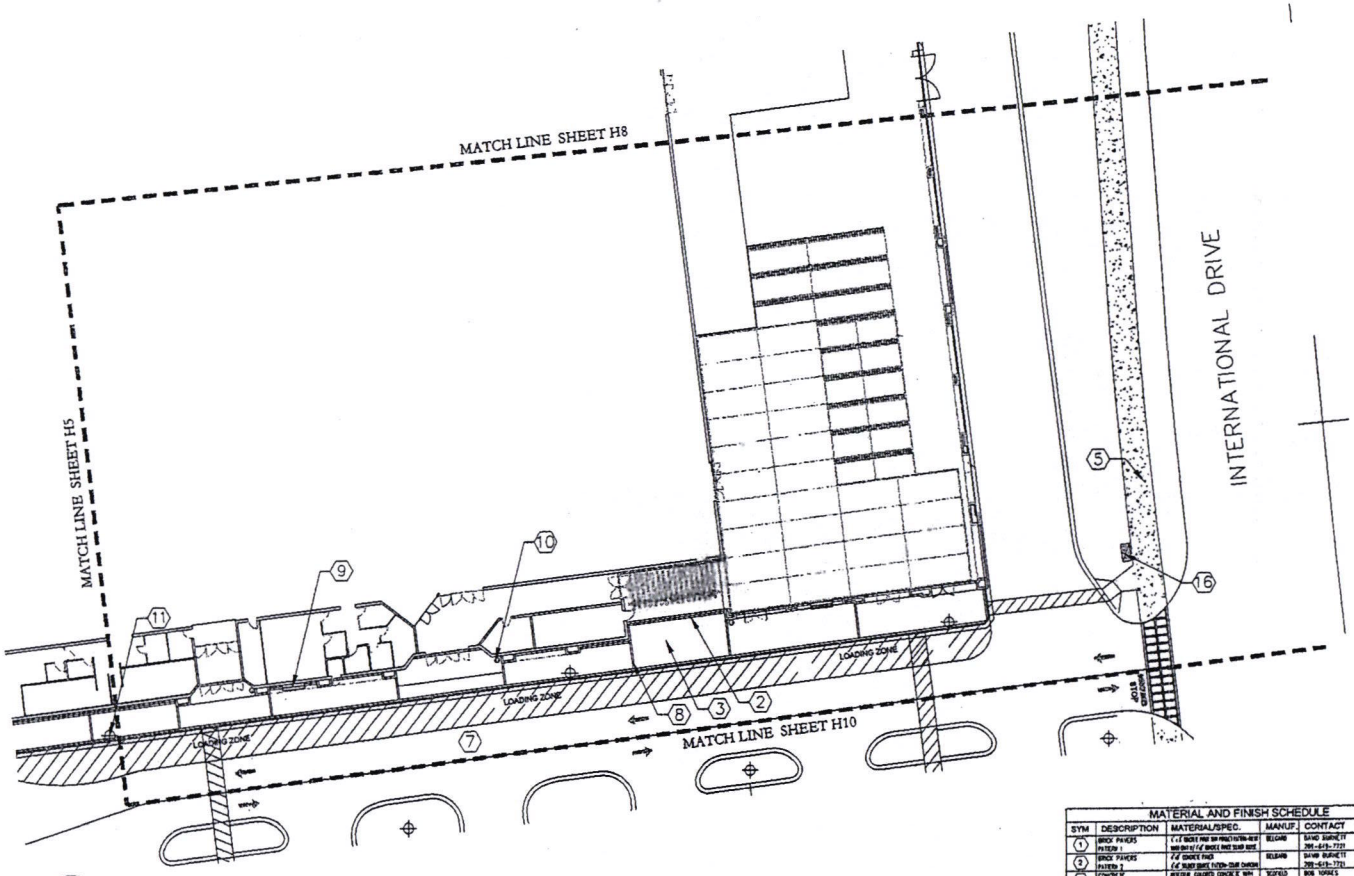
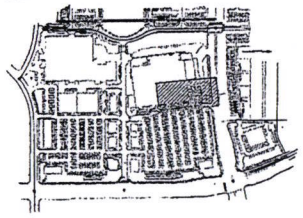


1 INCH = 20 FEET

LOCATION MAP 1"=400'



DETAIL CALLOUT

REFERS TO SHEET NUMBER

REFERS TO DRAWING NUMBER

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MATERIAL AND FINISH SCHEDULE

SYM	DESCRIPTION	MATERIAL/SPEC.	MANUF.	CONTACT	DETAIL REF.
1	BRICK PAVERS PATTERN 1	4"x8" RUNNING BOND BRICK PAVERS	BELGARD	DAVID BARNETT 781-878-7721	DETAIL 3 03.0
2	BRICK PAVERS PATTERN 2	4"x8" RUNNING BOND BRICK PAVERS	BELGARD	DAVID BARNETT 781-878-7721	DETAIL 3 03.0
3	CONCRETE PATTERN 1	BROOM FINISH COLORED CONCRETE W/ SAWED AGGREGATE COLOR PER SPEC	TEXTURED	BOB TORRES 916-543-8105	DETAIL 1,3 02.0
4	CONCRETE PATTERN 2	BROOM FINISH COLORED CONCRETE W/ SAWED AGGREGATE COLOR PER SPEC	TEXTURED	BOB TORRES 916-543-8105	DETAIL 1,3 02.0
5	CONCRETE	GRAY CONCRETE WITH BROOM FINISH FOR STANDARD SIDEWALKS	XXXX	XXXX XXXX	XXXX XXXX
6	CONCRETE HEADER	MEDIUM COLORED CONCRETE HEADER WITH BROOM FINISH & SAWED JOINTS AT 18" O.C.	XXXX	XXXX XXXX	XXXX XXXX
7	ASPHALT	REFER TO CIVIL PLANS	XXXX	XXXX XXXX	XXXX XXXX
8	RAILROAD TIE	BRANDS TIE - 7" x 9"	MANUFACTURER	DAVE LYNN 559-665-1050	DETAIL 1 04.0
9	PLANTWELL BENCH	CUSTOM PC WOOD SLAT PANEL, PAINTED POWDERCOAT FINISH, END MOUNT	LANDSCAPE FORMS, INC.	REBECCA CASEY (1-540) 394-1777	DETAIL 1 F1.0
10	PLANTWELL TRASH RECEPTACLE	CUSTOM PC WOOD SLAT PANEL, PAINTED POWDERCOAT FINISH, END MOUNT	LANDSCAPE FORMS, INC.	REBECCA CASEY (1-540) 394-1777	DETAIL 2 F1.0
11	LIGHT FIXTURE	WHITE GARDEN BAY PRT 3' MH IP 67 W/ WHITE FINISH	ARCHITECTURAL AREA LIGHTING, INC.	949.851.2000 (MARC SOTO) 916-770-5981 (JR. DR.)	DETAIL 3 F1.0
12	MAIL GRADE	SINGLE / DOUBLE MAIL KIOSK W/ STAND-ALONE CLUSTER MAIL BOX UNITS	ARCHITECTURAL MAILBOXES, INC.	MAILBOXES (SAME) 775-287-5545	DETAIL 4, F1.0 DETAIL 2, 03.0
13	BICYCLE RACK	"M" RAIL	MIZA GRANITE	SARA JOHNSON 559-276-1128	DETAIL 7 F1.0
14	PLANTER MARKER	RECTANGULAR MARKER PLAQUE	MIZA GRANITE	SARA JOHNSON 559-276-1128	DETAIL 7 F1.0
15	RAILROAD TRACK	STONE, HEAD 3-11/16", BASE 5-1/2", WEIGHT 5"	MANUFACTURER	DAVE LYNN 559-665-1050	DETAIL 4 03.0
16	BIKE LOCKER	OLYMPIC 30", HEIGHT 42" LENGTH 75", WIDTH 30"	BOMA BIKE LOCKER	SALES REPRESENTATIVE 888-462-7831	DETAIL 2 F3.0

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RANCHO CORDOVA, CA

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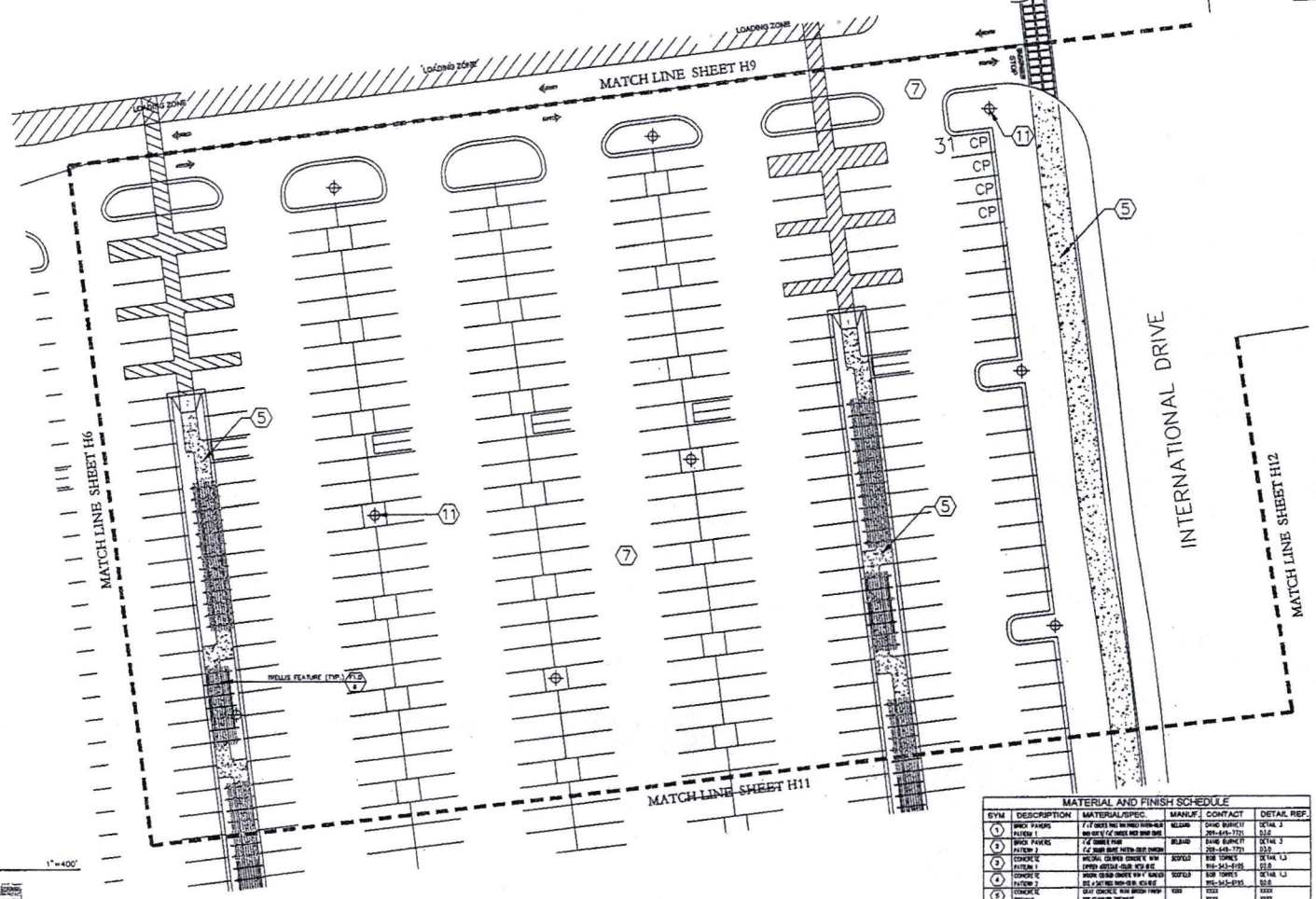

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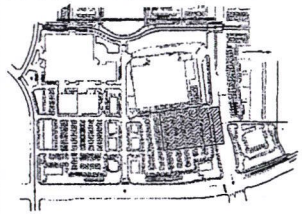
LOCATION MAP 1"=400'



DETAIL CALLOUT

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MATERIAL AND FINISH SCHEDULE

SYM	DESCRIPTION	MATERIAL/SPEC.	MANUF.	CONTACT	DETAIL REF.
1	BRICK PAVERS PATTERN 1	4" x 8" UNILOCK PAVE 'RIO PRADO' RUSTIC-BLEND OR EQUIVALENT, 4" x 8" UNILOCK PAVE 'GRAND MANOR' COLOR: CHARCOAL	BELGARD	DAVID BURNETT 209-649-7721	DETAIL 3 D3.0
2	BRICK PAVERS PATTERN 2	4" x 8" UNILOCK PAVE 'RIO PRADO' RUSTIC-BLEND OR EQUIVALENT, 4" x 8" UNILOCK PAVE 'GRAND MANOR' COLOR: CHARCOAL	BELGARD	DAVID BURNETT 209-649-7721	DETAIL 3 D3.0
3	CONCRETE PATTERN 1	MEDIUM COLORED CONCRETE W/ SAWCUT JOINTS AS SHOWN ON PLANS. COLOR: RUSTIC BUFF	SCOFIELD	BOB TORRES 916-565-8195	DETAIL 1,3 D3.0
4	CONCRETE PATTERN 2	MEDIUM COLORED CONCRETE W/ SAWCUT JOINTS AS SHOWN ON PLANS. COLOR: RUSTIC BUFF	SCOFIELD	BOB TORRES 916-565-8195	DETAIL 1,3 D3.0
5	CONCRETE	GRAY CONCRETE W/ BROOM FINISH	XXXX	XXXX	XXXX
6	WATER FEATURE	PER CONSULTANT DRAWINGS	XXXX	XXXX	XXXX
7	CONCRETE HEADER	MEDIUM COLORED CONCRETE HEADER PER DETAIL 2/D3.0 & PER PLANS	XXXX	XXXX	XXXX
8	ASPHALT	REFER TO CIVIL PLANS	XXXX	XXXX	XXXX
9	RAILROAD TIE	ROUGH CUT TIE - 7" x 9"	WOOD SUP.	SAVE 'I' MAN 559-485-2950	DETAIL 1 D4.0
10	PLANTER BENCH	LUMBER OF WOOD SLAT PANEL CONCRETE PEDESTAL PAGE, DAE ANG	LANDSCAPE FORMS, INC.	REBECCA CASEY (1-269) 324-1777	DETAIL 1 F1.0
11	PLANTER TRASH RECEPTACLE	EXTERIOR PT WOOD CONCRETE PEDESTAL	LANDSCAPE FORMS, INC.	REBECCA CASEY (1-269) 324-1777	DETAIL 2 F1.0
12	LIGHT FIXTURE	SURFACE MOUNTED LED POLE MOUNTED LIGHT FIXTURE	ARCHITECTURAL AREA LIGHTING, INC.	SAN RAFAEL, CA 94901 866-770-1888 OR 239	DETAIL 3 F1.0
13	TREE GRATE	48"W x 7'-0"LONG MIN 4" STEEL MATERIAL CUT OUT WITH CIVIL PLANS, AS SHOWN	ARBORLINE, INC.	BARRIE SMITH 775-787-9393	DETAIL 4, F1.0 DETAIL 2, D3.0
14	BICYCLE RACK	LANDSCAPE 26" TALL	LANDSCAPE FORMS, INC.	(1-269) 324-1777 800-736-3506	DETAIL 7 F1.0
15	PLANTER MARKER	HISTORICAL SURNAME PLAQUE	XXX XXX	XXX XXX	DETAIL 8 F1.0
16	RAILROAD TRACK	100#, HEAD 2-11/16" BASE 5-1/2", HEIGHT 6"	ARMCO INC.	BAKE 2 MAN 559-485-2950	DETAIL 4 D3.0
17	BIKE LOCKER	24.000 (20') HEIGHT 72" LENGTH 75", WIDTH 36"	XXXX XXX XXXX	SAGE KENNEDY-WILKINS 800-446-7931	DETAIL 7 F3.0

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RANCHO CORDOVA, CA

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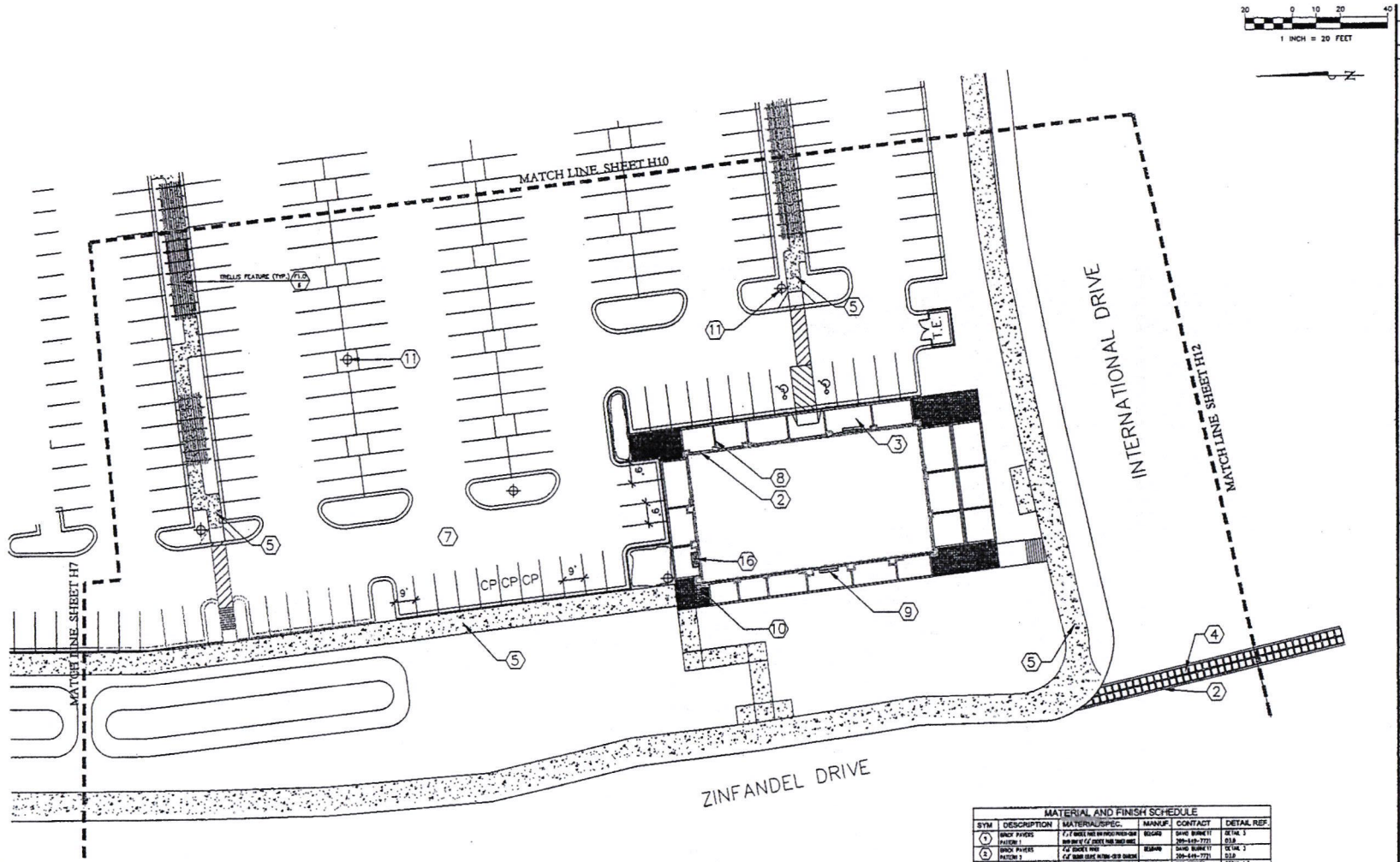
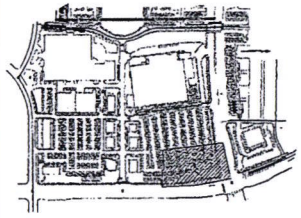


LOCATION MAP 1"=400'



DETAIL CALLOUT

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MATERIAL AND FINISH SCHEDULE

SYM	DESCRIPTION	MATERIAL/SPEC.	MANUF.	CONTACT	DETAIL REF.
1	BRICK PAVERS PATTERN 1	[illegible]	BELGARD	DAVID BURNETT 209-649-7771	DETAIL 3 D3.0
2	BRICK PAVERS PATTERN 2	[illegible]	BELGARD	DAVID BURNETT 209-649-7771	DETAIL 3 D3.0
3	CONCRETE PATTERN 1	[illegible]	SCOFIELD	BOB TORRES 916-543-6195	DETAIL 1,3 D3.0
4	CONCRETE PATTERN 2	[illegible]	SCOFIELD	BOB TORRES 916-543-6195	DETAIL 1,3 D3.0
5	CONCRETE SIDEWALK	[illegible]	XXXX	XXXX	XXXX
6	CONCRETE HEADER	[illegible]	XXXX	XXXX	XXXX
7	ASPHALT	[illegible]	XXXX	XXXX	XXXX
8	RAILROAD TIE	[illegible]	[illegible]	DAVE LYNN 559-665-2050	DETAIL 1 D4.0
9	PLANTWELL BENCH	[illegible]	LANDSCAPE FORMS, INC.	REBECCA CASEY (1-510) 594-1777	DETAIL 1 F1.0
10	PLANTWELL TRASH RECEPTACLE	[illegible]	LANDSCAPE FORMS, INC.	REBECCA CASEY (1-510) 594-1777	DETAIL 2 F1.0
11	LIGHT FIXTURE	[illegible]	[illegible]	[illegible]	DETAIL 3 F1.0
12	TREE GRATE	[illegible]	[illegible]	[illegible]	DETAIL 4, F1.0 DETAIL 2, D3.0
13	BICYCLE RACK	[illegible]	[illegible]	[illegible]	DETAIL 7 F1.0
14	PLAQUE MARKER	[illegible]	[illegible]	[illegible]	DETAIL 6 F1.0
15	RAILROAD TRACK	[illegible]	[illegible]	DAVE LYNN 559-665-2050	DETAIL 4 D3.0
16	BIKE LOCKER	[illegible]	[illegible]	[illegible]	DETAIL 2 F3.0

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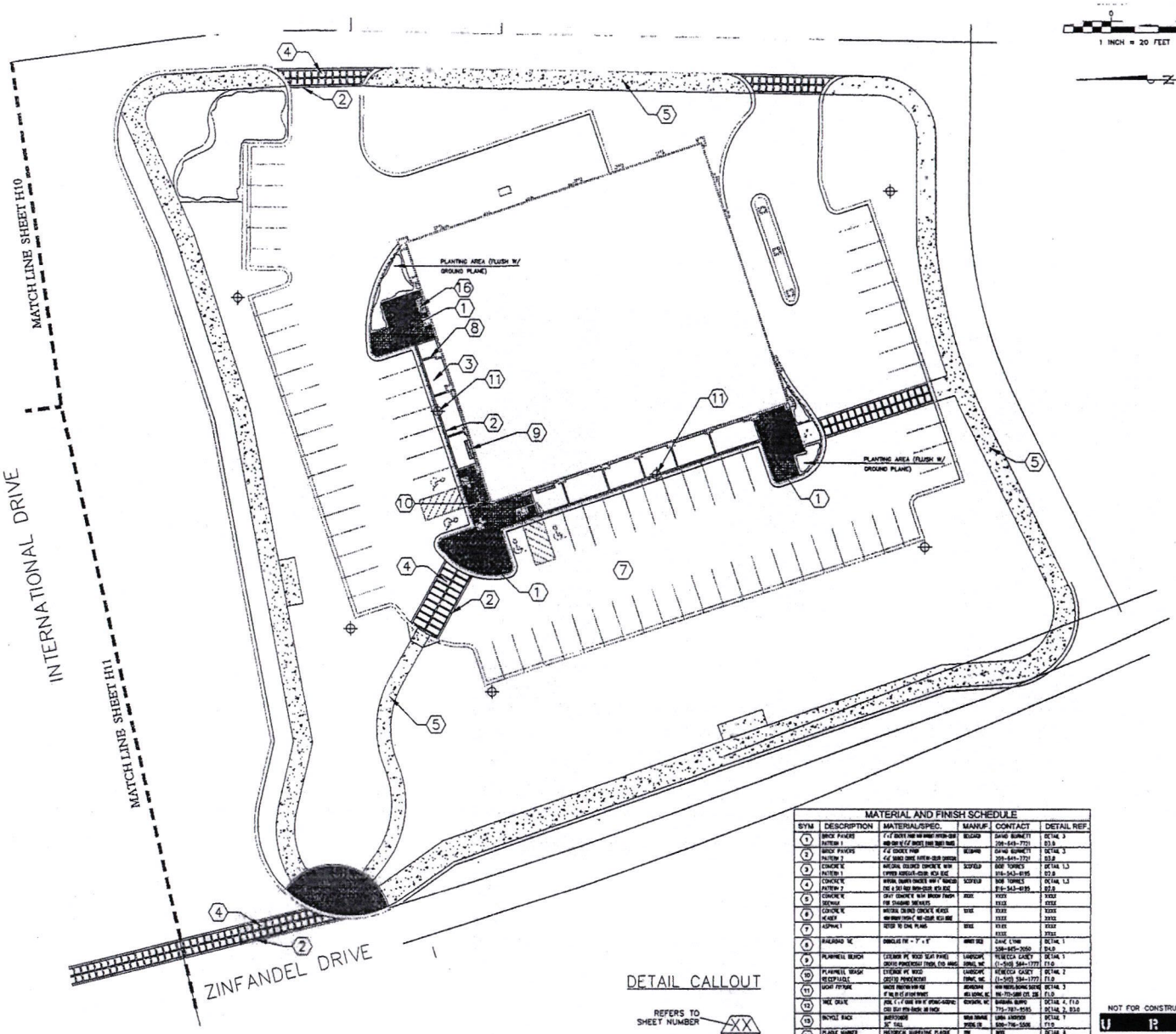

LOCATION MAP 1"=400'

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MATERIAL AND FINISH SCHEDULE

SYM	DESCRIPTION	MATERIAL/SPEC.	MANUF.	CONTACT	DETAIL REF.
1	BRICK PAVERS	4"x8" BRICK PAVERS W/ RUNNING BOND PATTERN W/ 4"x8" BRICK SOLDIER COURSE BORDER	BELGARD	DAVID BURNETT (209-649-7721)	DETAIL 3 03.0
2	BRICK PAVERS	4"x8" CHARCOAL BRICK PAVERS	BELGARD	DAVID BURNETT (209-649-7721)	DETAIL 3 03.0
3	CONCRETE PATTERN 1	MEDIUM BROOM FINISH CONCRETE W/ 1/2"W SCORED JOINTS @ 4'O.C.	SCOFIELD	BOB TORRES (916-343-8195)	DETAIL 1,3 02.0
4	CONCRETE PATTERN 2	MEDIUM BROOM FINISH CONCRETE W/ 1/2"W SCORED JOINTS @ 4'O.C.	SCOFIELD	BOB TORRES (916-343-8195)	DETAIL 1,3 02.0
5	CONCRETE SIDEWALK	LIGHT BROOM FINISH CONCRETE W/ 1/2"W SCORED JOINTS @ 4'O.C.	XXXX	XXXX XXXX	XXXX
6	CONCRETE HEADER	MEDIUM BROOM FINISH CONCRETE W/ 1/2"W SCORED JOINTS @ 4'O.C.	XXXX	XXXX XXXX	XXXX
7	ASPHALT	REFER TO CIVIL PLANS	XXXX	XXXX XXXX	XXXX
8	RAILROAD TIE	DOUBLE TIE - 7" x 9"	ARMY SUPPLY	DAVE LYNN (559-645-7050)	DETAIL 1 04.0
9	PLANTER BENCH	CEDAR PE WOOD SEAT PANEL CEDAR POWDERCOAT STEEL TUBE LEGS	LANDSCAPE FORMS, INC	REBECCA GASKEY (1-570) 584-1777	DETAIL 1 11.0
10	PLANTER TRASH RECEPTACLE	CEDAR PE WOOD CEDAR POWDERCOAT	LANDSCAPE FORMS, INC	REBECCA GASKEY (1-570) 584-1777	DETAIL 2 11.0
11	LIGHT FIXTURE	MACH FINISH W/ H2 6' MAX HEIGHT	ARCHITECTURAL AREA LIGHTING, INC	916-772-1688 EXT. 218	DETAIL 3 11.0
12	MOE GRATE	2'W, 6' L 4" BAR SPACING PERPENDICULAR TO CURB	ECONOMY, INC	BARBARA BURTON 775-787-9585	DETAIL 4, 11.0 DETAIL 2, 03.0
13	BICYCLE RACK	INVERTED U 30" TALL	URBAN LANDSCAPE	URBAN LANDSCAPE	DETAIL 7 11.0
14	PLAQUE MARKER	HISTORICAL SURVEYING PLAQUE	TBD	TBD	DETAIL 8 11.0
15	RAILROAD TRACK	RAIL, HEAD 3-11/16", BASE 5-3/4", HEIGHT 8"	ARMY SUPPLY	DAVE LYNN (559-645-7050)	DETAIL 4 03.0
16	BIKE LOCKER	BLOCK 37"L, WIDTH 26" LENGTH 72", WIDTH 26"	MODA DESIGNS	DAVID RUNDSTADLER 503-419-7621	DETAIL 2 13.0

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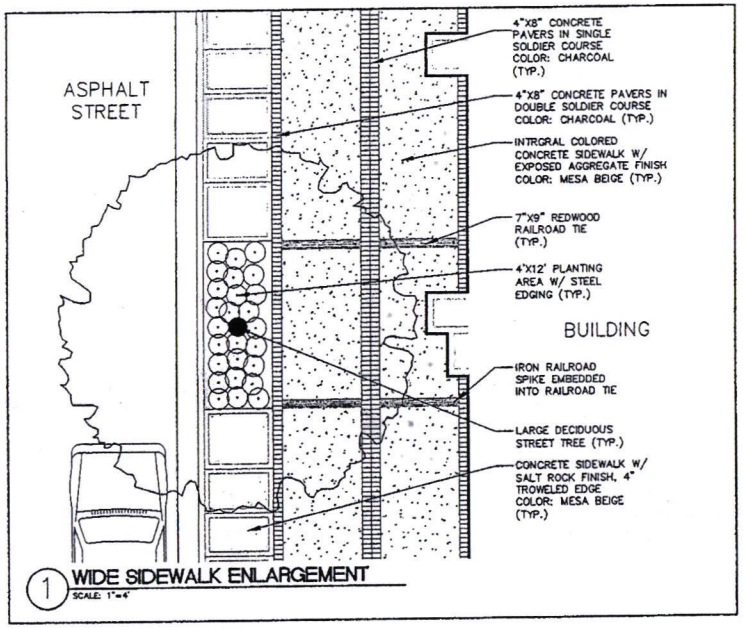
SCALE (V):
DESIGNED BY: SA
DRAWN BY: KS
CHECKED BY: SA
DATE: AUG 2006

CAPITAL VILLAGE
HARDSCAPE PLAN
DSL SERVICE COMPANY
RANCHO CORDOVA, CA

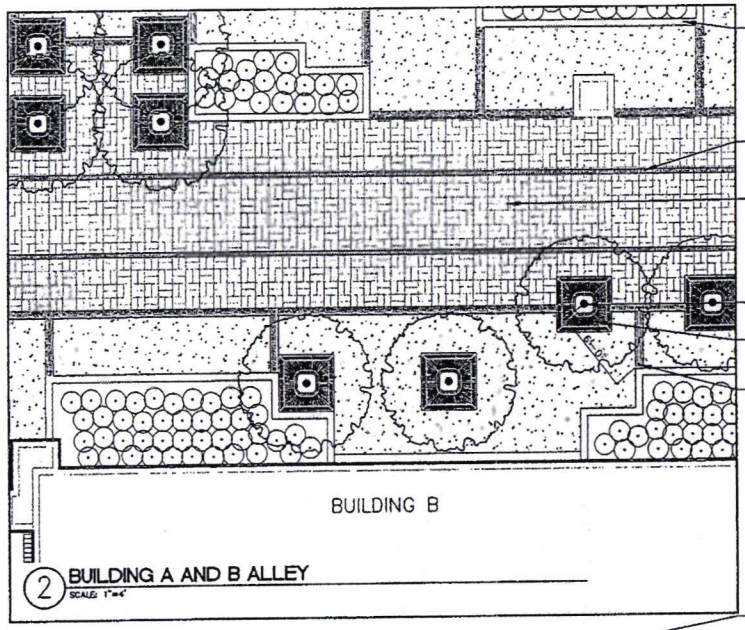
PROJECT NO.
097641000

SHEET NAME
H12.0

X OF X



1 WIDE SIDEWALK ENLARGEMENT
SCALE: 1"=4'



2 BUILDING A AND B ALLEY
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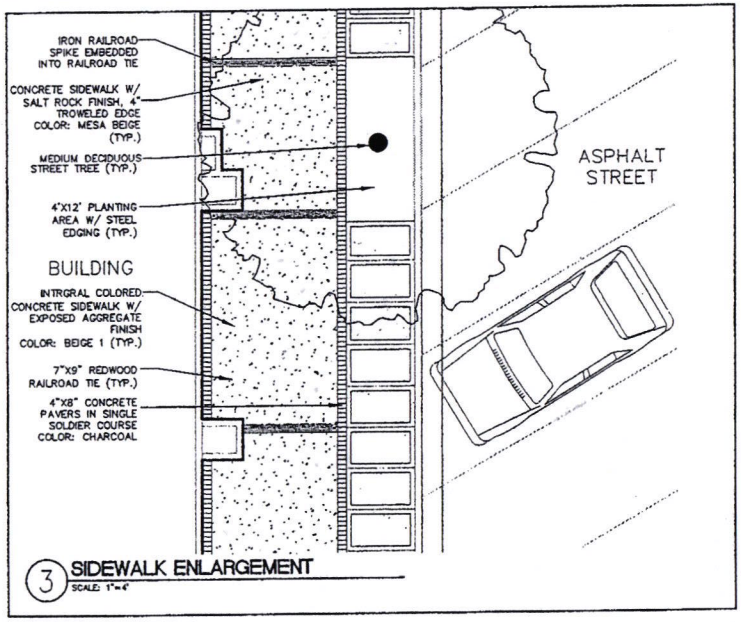
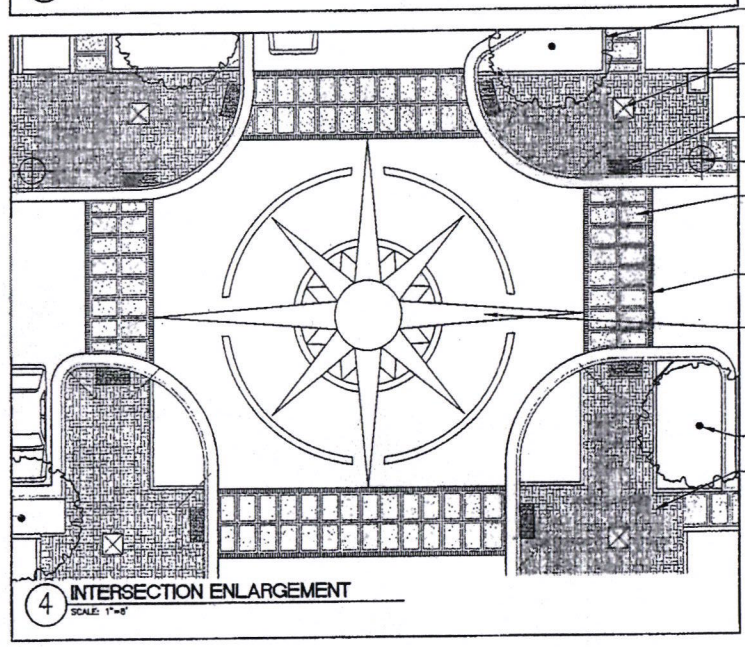


3 SIDEWALK ENLARGEMENT
SCALE: 1"=4'



4 INTERSECTION ENLARGEMENT
SCALE: 1"=8'

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CAPITAL VILLAGE
HARDSCAPE DETAILS
DSL SERVICE COMPANY
RANCHO CORDOVA, CA

PROJECT NO.
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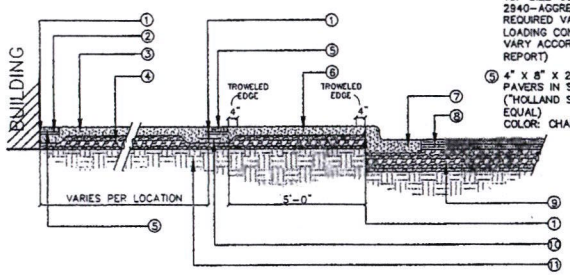


① 3/8" EXPANSION JOINT W/ SEALANT (TYP.) @ ALL EDGES ABUTTING BUILDINGS & STRUCTURES

② 1" SAND SETTING BED

③ 4" INTREGRAL COLORED CONCRETE SIDEWALK W/ EXPOSED AGGREGATE FINISH
COLOR: BEIGE 2

④ 6" CRUSHED GRAVEL BASE 3/4" TOP SIZE-95% COMPACTION ASTM D 2940-AGGREGATE SUB-BASE AS REQUIRED VARY DEPENDING ON LOADING CONDITIONS (DEPTH MAY VARY ACCORDING TO SOILS REPORT)

⑤ 4" X 8" X 2 3/8" CONCRETE PAVERS IN SINGLE SOLDIER COURSE ("HOLLAND STONE" BY BELGARD OR EQUAL)
COLOR: CHARCOAL

⑥ 4" INTREGAL COLORED CONCRETE SIDEWALK W/ SALT ROCK FINISH, 4" TROWELED EDGE
COLOR: BEIGE 2

⑦ CONCRETE CURB & GUTTER-SEE CIVIL DRAWINGS

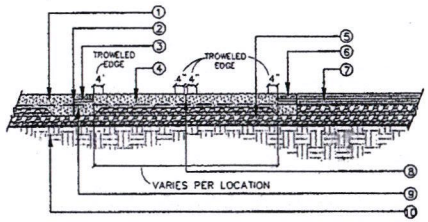
⑧ ASPHALT-SEE CIVIL DRAWINGS

⑨ 8" CRUSHED GRAVEL BASE 3/4" TOP SIZE-95% COMPACTION ASTM D 2940-AGGREGATE SUB-BASE AS REQUIRED VARY DEPENDING ON LOADING CONDITIONS (DEPTH MAY VARY ACCORDING TO SOILS REPORT)

⑩ #3 X 1'-6" GREASED DOWEL AT 2'-0" O.C.

⑪ COMPACTED SUBGRADE

1 NARROW SIDEWALK DETAIL
SCALE: 1"=2'



① COMPASS INTEGRAL REINFORCED COLORED CONCRETE PATTERN

② 3/8" EXPANSION JOINT W/ SEALANT (TYP.) @ ALL EDGES ABUTTING BUILDINGS & STRUCTURES

③ 1/2" MORTAR BED

④ 6" WIRE MESH REINFORCED CONCRETE SIDEWALK W/ SALT ROCK FINISH, 4" TROWELED EDGE
COLOR: BEIGE 2

⑤ 8" CRUSHED GRAVEL BASE 3/4" TOP SIZE-95% COMPACTION ASTM D 2940-AGGREGATE SUB-BASE AS REQUIRED VARY DEPENDING ON LOADING CONDITIONS (DEPTH MAY VARY ACCORDING TO SOILS REPORT)

⑥ 4" X 8" X 2 3/8" CONCRETE PAVERS IN SINGLE SOLDIER COURSE ("HOLLAND STONE" BY BELGARD OR EQUAL)
COLOR: CHARCOAL

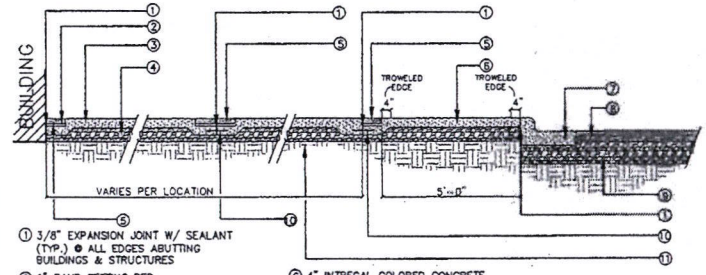
⑦ ASPHALT-SEE CIVIL DRAWINGS

⑧ DEEP TOOLED JOINT W/ 1/8" R TOOLED EDGES-SPACING PER PLAN

⑨ #3 X 1'-6" GREASED DOWEL AT 2'-0" O.C.

⑩ COMPACTED SUBGRADE

2 TYPICAL CROSSWALK DETAIL-SECTION
SCALE: 1"=2'



① 3/8" EXPANSION JOINT W/ SEALANT (TYP.) @ ALL EDGES ABUTTING BUILDINGS & STRUCTURES

② 1" SAND SETTING BED

③ 4" INTREGRAL COLORED CONCRETE SIDEWALK W/ EXPOSED AGGREGATE FINISH
COLOR: BEIGE 2

④ 6" CRUSHED GRAVEL BASE 3/4" TOP SIZE-95% COMPACTION ASTM D 2940-AGGREGATE SUB-BASE AS REQUIRED VARY DEPENDING ON LOADING CONDITIONS (DEPTH MAY VARY ACCORDING TO SOILS REPORT)

⑤ 4" X 8" X 2 3/8" CONCRETE PAVERS IN SINGLE SOLDIER COURSE ("HOLLAND STONE" BY BELGARD OR EQUAL)
COLOR: CHARCOAL

⑥ 4" INTREGAL COLORED CONCRETE SIDEWALK W/ SALT ROCK FINISH, 4" TROWELED EDGE
COLOR: BEIGE 2

⑦ CONCRETE CURB & GUTTER-SEE CIVIL DRAWINGS

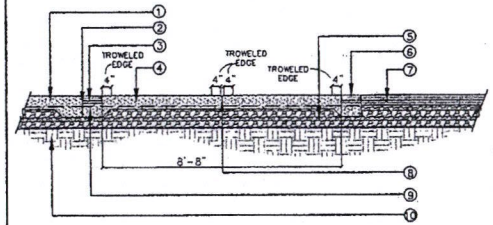
⑧ ASPHALT-SEE CIVIL DRAWING

⑨ 8" CRUSHED GRAVEL BASE 3/4" TOP SIZE-95% COMPACTION ASTM D 2940-AGGREGATE SUB-BASE AS REQUIRED VARY DEPENDING ON LOADING CONDITIONS (DEPTH MAY VARY ACCORDING TO SOILS REPORT)

⑩ #3 X 1'-6" GREASED DOWEL AT 2'-0" O.C.

⑪ COMPACTED SUBGRADE

3 WIDE SIDEWALK DETAIL
SCALE: 1"=2'



① COMPASS INTEGRAL REINFORCED COLORED CONCRETE PATTERN

② 3/8" EXPANSION JOINT W/ SEALANT (TYP.) @ ALL EDGES ABUTTING BUILDINGS & STRUCTURES

③ 1/2" MORTAR BED

④ 6" WIRE MESH REINFORCED CONCRETE SIDEWALK W/ SALT ROCK FINISH, 4" TROWELED EDGE
COLOR: BEIGE 2

⑤ 8" CRUSHED GRAVEL BASE 3/4" TOP SIZE-95% COMPACTION ASTM D 2940-AGGREGATE SUB-BASE AS REQUIRED VARY DEPENDING ON LOADING CONDITIONS (DEPTH MAY VARY ACCORDING TO SOILS REPORT)

⑥ 4" X 8" X 2 3/8" CONCRETE PAVERS IN SINGLE SOLDIER COURSE ("HOLLAND STONE" BY BELGARD OR EQUAL)
COLOR: CHARCOAL

⑦ ASPHALT-SEE CIVIL DRAWINGS

⑧ DEEP TOOLED JOINT W/ 1/8" R TOOLED EDGES-SPACING PER PLAN

⑨ #3 X 1'-6" GREASED DOWEL AT 2'-0" O.C.

⑩ COMPACTED SUBGRADE

4 COMPASS INTERSECTION CROSSWALK DETAIL-SECTION
SCALE: 1"=2'

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URBAN RESOURCE GROUP

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CAPITAL VILLAGE
HARDSCAPE DETAILS
DSL SERVICE COMPANY
RANCHO CORDOVA, CA

PROJECT NO.
097641000

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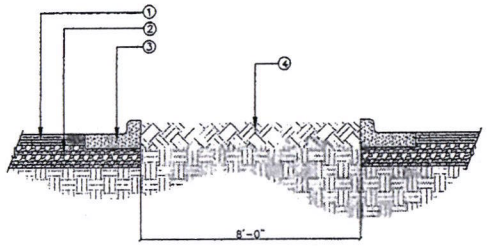
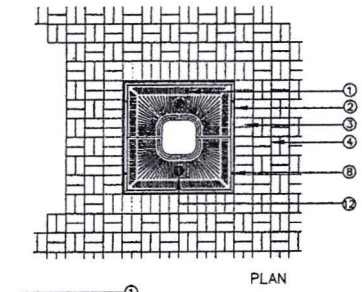
X OF X



1. ASPHALT–SEE CIVIL DRAWINGS
2. 8" CRUSHED GRAVEL BASE 3/4" TOP SIZE–95% COMPACTION ASTM D 2940–AGGREGATE SUB–BASE AS REQUIRED VARY DEPENDING ON LOADING CONDITIONS (DEPTH MAY VARY ACCORDING TO SOILS REPORT)
3. CONCRETE CURB & GUTTER–SEE CIVIL DRAWINGS
4. PLANTER AREA–PER SOILS REPORT RECOMMENDATIONS–REFER TO PLANTING DETAILS & SPECIFICATIONS

1 PARKING LOT PLANTER
SCALE: 1"=2'



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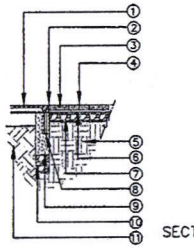


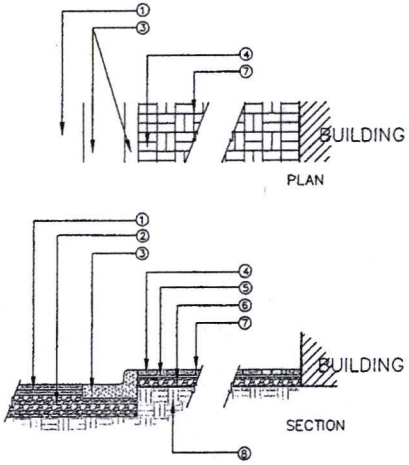
SECTION

NOTE: FRAMES CAN BE HOT DIPPED GALVANIZED AND/OR PAINTED TO MATCH GRATES

NOTE: FRAME INSTALLATION TO BE DONE BEFORE HARDSCAPE INSTALLATION

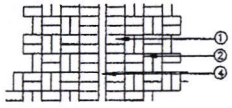
1. GRATE ("BRIAR" M4800F, 4' X 4 W/ 16" OPENING BY "IRONSMITH")
2. 1 3/4" X 1 3/4" X 1/4" STEEL ANGLE
3. 4" X 8" X 2 3/8" CONCRETE PAVERS IN PARQUET PATTERN W/ 4" X 8" X 2 3/8" CONCRETE PAVER SOLDIER COURSE ("HOLLAND STONE" BY BELGARD OR EQUAL) COLOR: CHARCOAL
4. HAND–TIGHT SAND–SWEPT JOINTS 1/8" (MAX.) SPACING
5. COMPACTED SUBGRADE
6. 1" SAND SETTING BED
7. 4" CRUSHED GRAVEL BASE 3/4" TOP SIZE–95% COMPACTION ASTM D 2940–AGGREGATE SUB–BASE AS REQUIRED VARY DEPENDING ON LOADING CONDITIONS (DEPTH MAY VARY ACCORDING TO SOILS REPORT)
8. 3/8" X 4" NELSON ANCHORS SHOP WELDED TO FRAME
9. CONCRETE HEADER (MIN. 6" X 18" 2 PER SIDE)
10. 6" CRUSHED GRAVEL BASE 3/4" TOP SIZE–95% COMPACTION ASTM D 2940–AGGREGATE SUB–BASE AS REQUIRED VARY DEPENDING ON LOADING CONDITIONS (DEPTH MAY VARY ACCORDING TO SOILS REPORT)
11. PLANTER AREA–PER SOILS REPORT RECOMMENDATIONS–REFER TO PLANTING DETAILS & SPECIFICATIONS
12. SEE XX/XX FOR PLAQUE DETAIL

2 TREE GRATE DETAIL
SCALE: 1"=2'



1. ASPHALT–SEE CIVIL DRAWINGS
2. 8" CRUSHED GRAVEL BASE 3/4" TOP SIZE–95% COMPACTION ASTM D 2940–AGGREGATE SUB–BASE AS REQUIRED VARY DEPENDING ON LOADING CONDITIONS (DEPTH MAY VARY ACCORDING TO SOILS REPORT)
3. CONCRETE CURB & GUTTER–SEE CIVIL DRAWINGS
4. 4" X 8" X 2 3/8" CONCRETE PAVERS IN PARQUET PATTERN W/ 4" X 8" X 2 3/8" CONCRETE PAVER SOLDIER COURSE ("HOLLAND STONE" BY BELGARD OR EQUAL) COLOR: CHARCOAL
5. 1" SAND SETTING BED
6. 4" CRUSHED GRAVEL BASE 3/4" TOP SIZE–95% COMPACTION ASTM D 2940–AGGREGATE SUB–BASE AS REQUIRED VARY DEPENDING ON LOADING CONDITIONS (DEPTH MAY VARY ACCORDING TO SOILS REPORT)
7. HAND–TIGHT SAND–SWEPT JOINTS 1/8" (MAX.) SPACING
8. COMPACTED SUBGRADE

3 CONRETE PAVER - PEDESTRIAN
SCALE: 1"=2'



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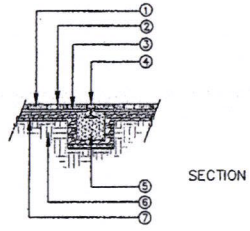

SECTION

1. 4" X 8" X 2 3/8" CONCRETE PAVERS IN PARQUET PATTERN W/ 4" X 8" X 2 3/8" CONCRETE PAVER SOLDIER COURSE ("HOLLAND STONE" BY BELGARD OR EQUAL) COLOR: CHARCOAL
2. HAND–TIGHT SAND–SWEPT JOINTS 1/8" (MAX.) SPACING
3. 1" SAND SETTING BED
4. 100RE RAILROAD TRACK. SEE XX/XX FOR SPECIFICATION
5. CONCRETE HEADER (12" X 12")
6. COMPACTED SUBGRADE
7. 4" CRUSHED GRAVEL BASE 3/4" TOP SIZE–95% COMPACTION ASTM D 2940–AGGREGATE SUB–BASE AS REQUIRED VARY DEPENDING ON LOADING CONDITIONS (DEPTH MAY VARY ACCORDING TO SOILS REPORT)

4 RAILROAD TRACK/PAVER DETAIL
SCALE: 1"=2'

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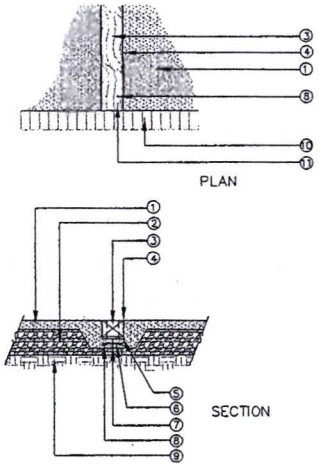
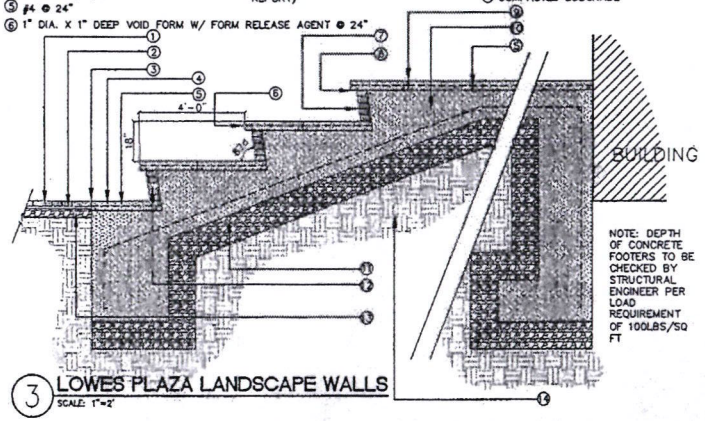


1. 4" INTREGRAL COLORED CONCRETE SIDEWALK W/ EXPOSED AGGREGATE FINISH
   COLOR: BEIGE 2
2. 6" CRUSHED GRAVEL BASE 3/4" TOP SIZE–95% COMPACTION ASTM D 2940–AGGREGATE SUB–BASE AS REQUIRED VARY DEPENDING ON LOADING CONDITIONS (DEPTH MAY VARY ACCORDING TO SOILS REPORT)
3. 7" X 9" RAILROAD TIE (8' LENGTH). SEE XX/XX FOR SPECIFICATION
4. 3/8" EXPANSION JOINT W/ SEALANT (TYP.)
5. 1" SAND SETTING BED
6. #3 X 1'–6" GREASED DOWEL AT 2'–0" O.C.
7. 3/8" EXPANSION JOINT W/ SEALANT (TYP.) @ ALL EDGES ABUTTING BUILDINGS & STRUCTURES
8. #2 X 10" J BOLT W/ BOLT & WASHER
9. COMPACTED SUBGRADE
10. 4" X 8" X 2 3/8" CONCRETE PAVERS IN SINGLE SOLDIER COURSE ("HOLLAND STONE" BY BELGARD OR EQUAL)
    COLOR: CHARCOAL
11. IRON RAILROAD SPIKE EMBEDDED INTO RAILROAD TIE

1 RAILROAD TIE DETAIL
SCALE: 1"=2'

2 XXXX
XX

1. 4" X 8" X 2 3/8" CONCRETE PAVERS IN PARQUET PATTERN W/ 4" X 8" X 2 3/8" CONCRETE PAVER SOLDIER COURSE ("HOLLAND STONE" BY BELGARD OR EQUAL)
   COLOR: CHARCOAL
2. 1" SAND SETTING BED
3. HAND–TIGHT SAND–SWEPT JOINTS 1/8" (MAX.) SPACING
4. 4" INTREGAL COLORED CONCRETE SIDEWALK W/ SALT ROCK FINISH, 4" TROWELED EDGE
   COLOR: BEIGE 2
5. #4 @ 24"
6. 1" DIA. X 1" DEEP VOID FORM W/ FORM RELEASE AGENT @ 24"
7. 3/8" WEATHERED TROWELED JOINT
8. ARCHITECTURAL LIGHT TO BE CALLED OUT
9. 3/8" EXPANSION JOINT
10. POURED IN PLACED CONCRETE BASE
11. 12" CRUSHED GRAVEL BASE 3/4" TOP SIZE–95% COMPACTION ASTM D 2940–AGGREGATE SUB–BASE AS REQUIRED VARY DEPENDING ON LOADING CONDITIONS (DEPTH MAY VARY ACCORDING TO SOILS REPORT)
12. 4" X 8" X 2 3/8" CONCRETE PAVERS STACKED IN 3/8" REVERSE BATTER ("HOLLAND STONE" BY BELGARD OR EQUAL)
    COLOR: CHARCOAL
13. 8" CRUSHED GRAVEL BASE 3/4" TOP SIZE–95% COMPACTION ASTM D 2940–AGGREGATE SUB–BASE AS REQUIRED VARY DEPENDING ON LOADING CONDITIONS (DEPTH MAY VARY ACCORDING TO SOILS REPORT)
14. COMPACTED SUBGRADE



NOTE: DEPTH OF CONCRETE FOOTERS TO BE CHECKED BY STRUCTURAL ENGINEER PER LOAD REQUIREMENT OF 100LBS/SQ FT

3 LOWES PLAZA LANDSCAPE WALLS
SCALE: 1"=2'

4 XXXX
XX

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11060 White Rock Road, Suite 150
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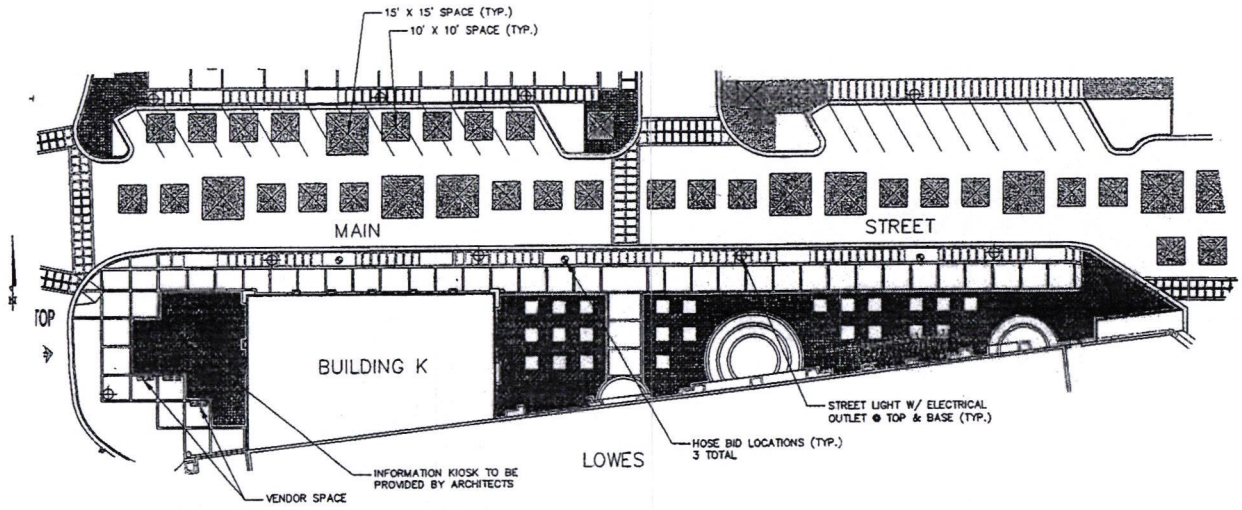

1 LOWES PLAZA W/FARMERS MARKET LAYOUT
SCALE: 1"=20'

2 XXXX
SCALE: XX

3 XXXX
XX

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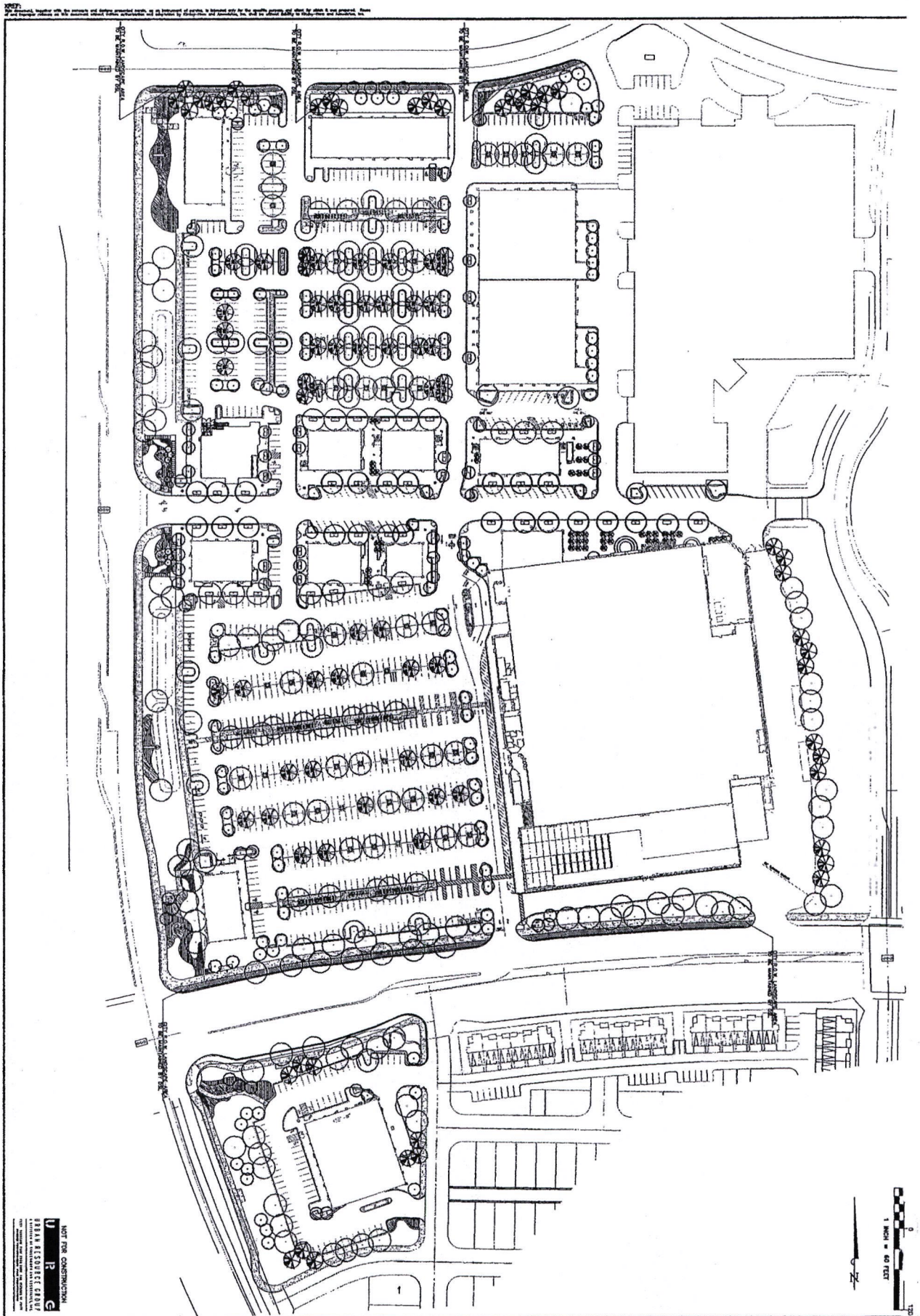

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PROJECT NO. 097641000

SHEET NAME LA-SITE

X OF X

CAPITAL VILLAGE

LANDSCAPE PLAN

DSL SERVICE COMPANY

RANCHO CORDOVA, CA

SCALE (H): 1:20
SCALE (V):

DESIGNED BY: SA
DRAWN BY: JS
CHECKED BY: SA

DATE: AUG 2008

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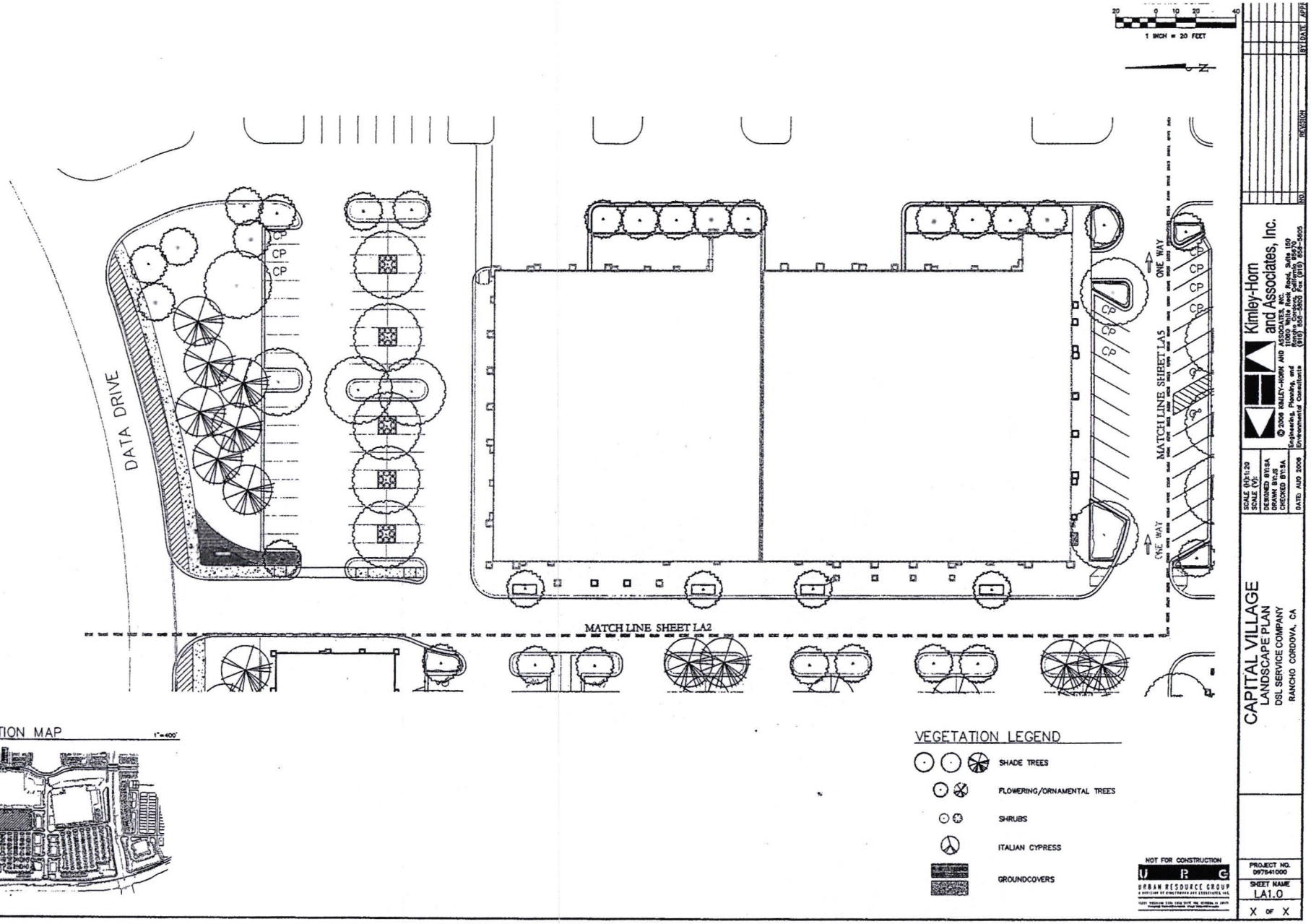

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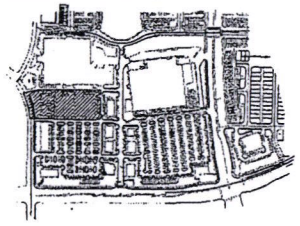

VEGETATION LEGEND

- SHADE TREES
- FLOWERING/ORNAMENTAL TREES
- SHRUBS
- ITALIAN CYPRESS
- GROUNDCOVERS

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CAPITAL VILLAGE
LANDSCAPE PLAN
DSL SERVICE COMPANY
RANCHO CORDOVA, CA

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PROJECT NO.
097541000

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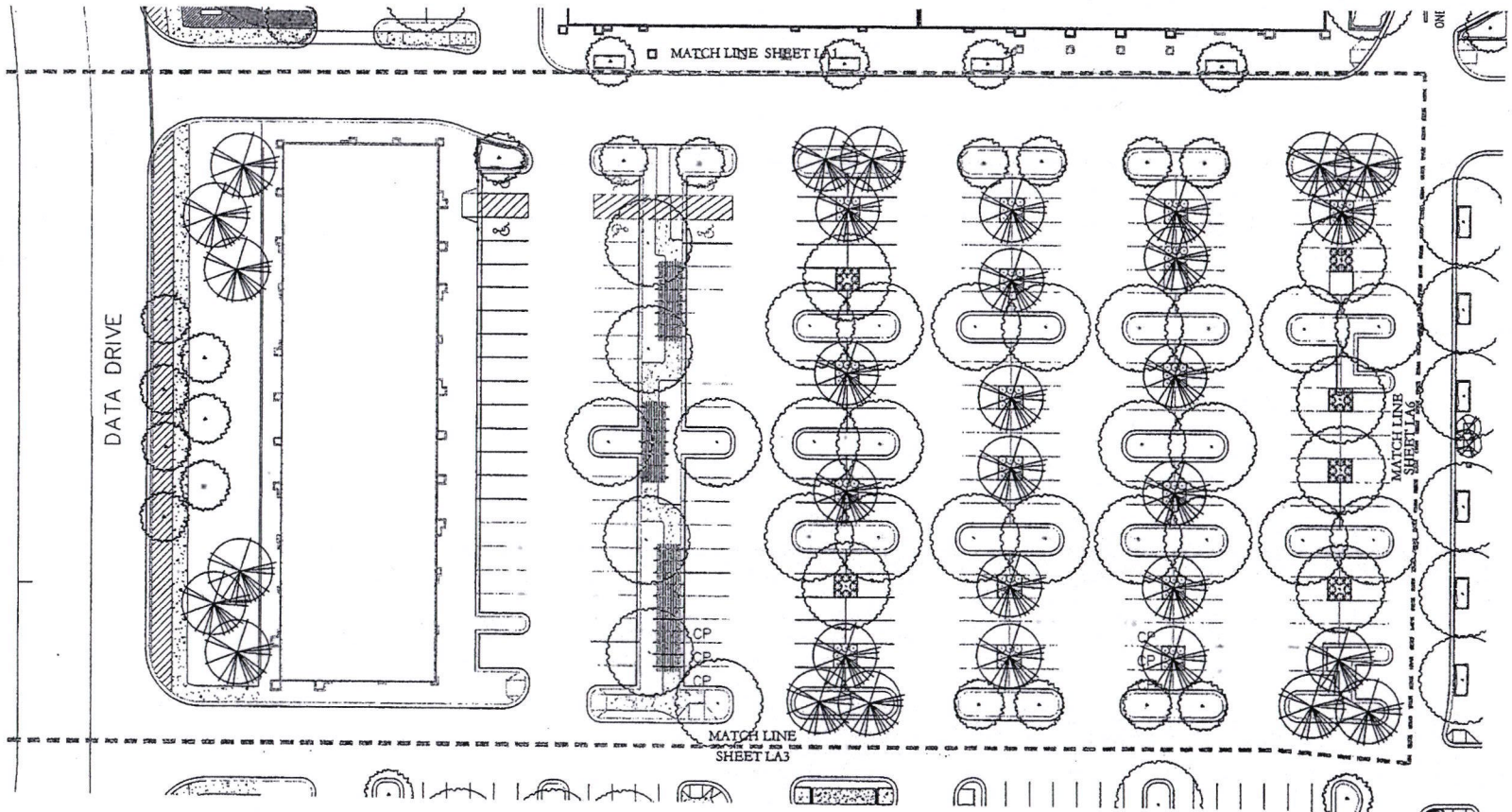

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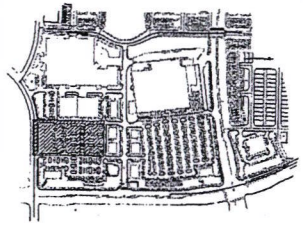

VEGETATION LEGEND

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PROJECT NO. 097641000

SHEET NAME LA2.0

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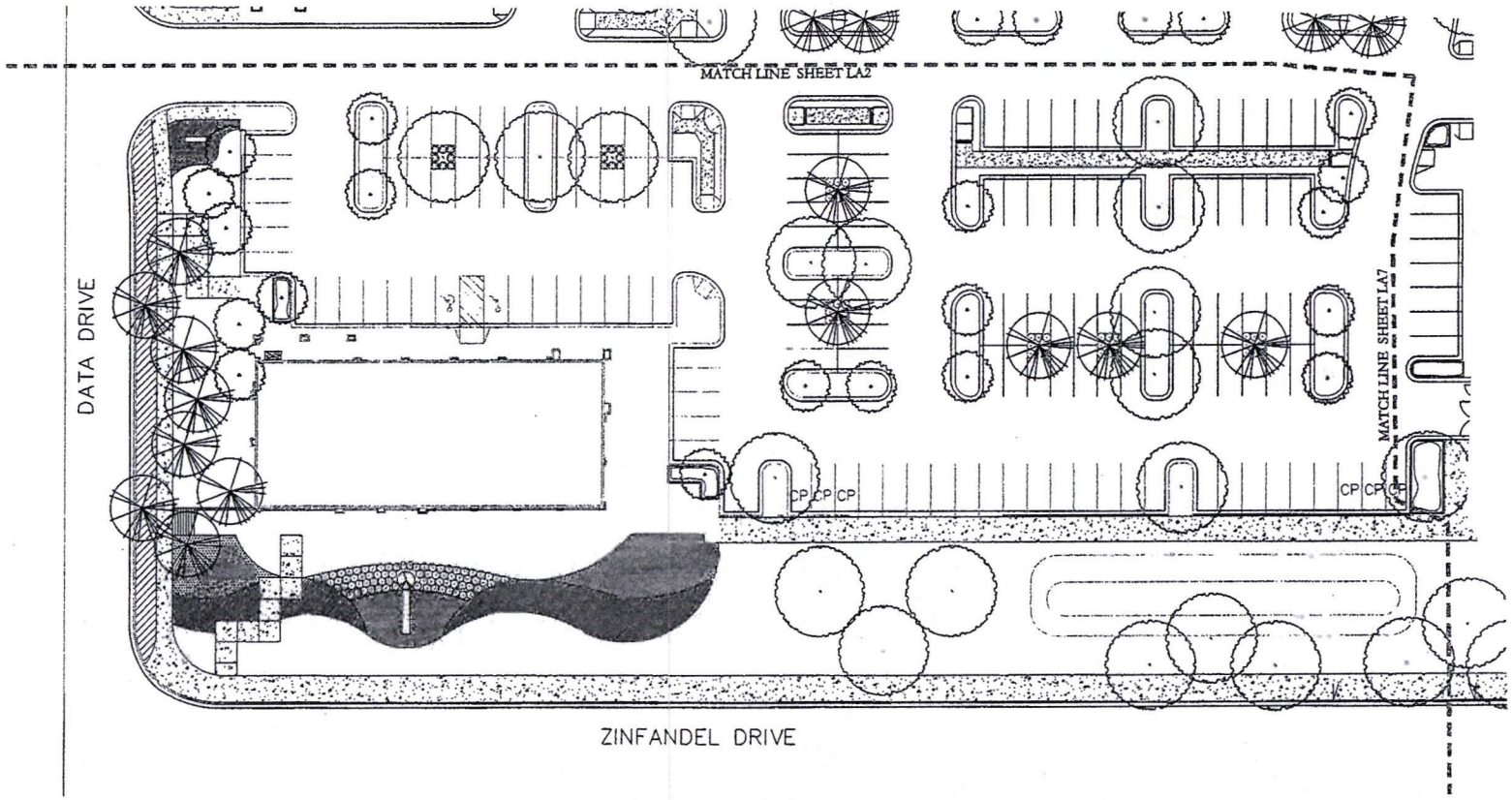

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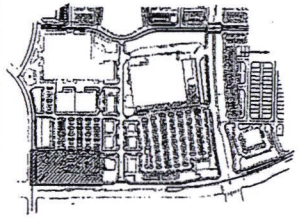

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RANCHO CORDOVA, CA

PROJECT NO.
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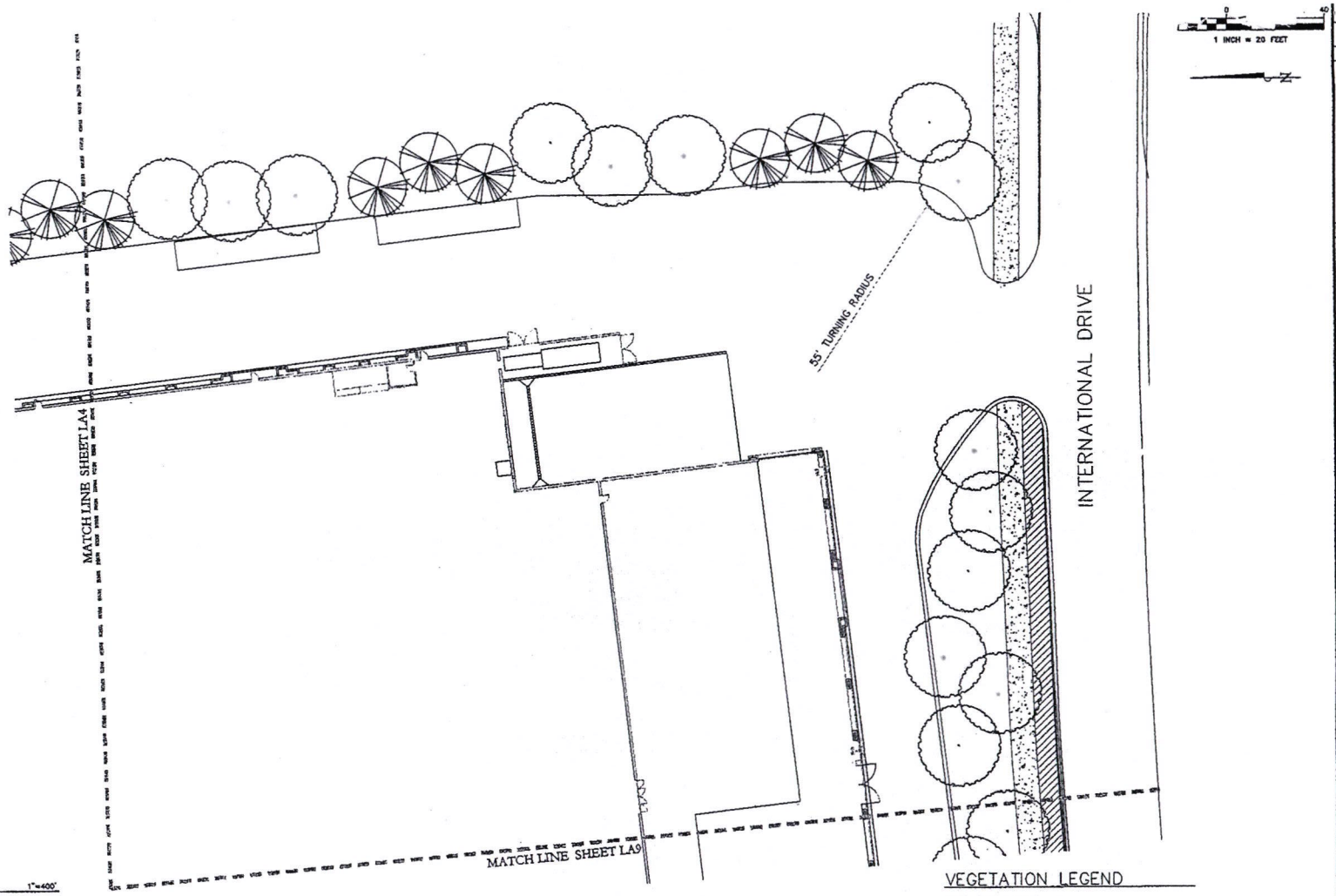

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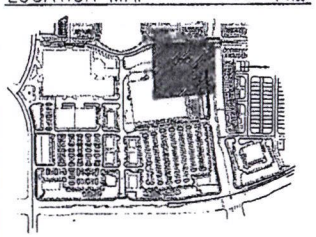

VEGETATION LEGEND

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CAPITAL VILLAGE
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RANCHO CORDOVA, CA

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PROJECT NO. 097641000

SHEET NAME LA8.0

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GRAPHIC SCALE
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1 INCH = 20 FEET

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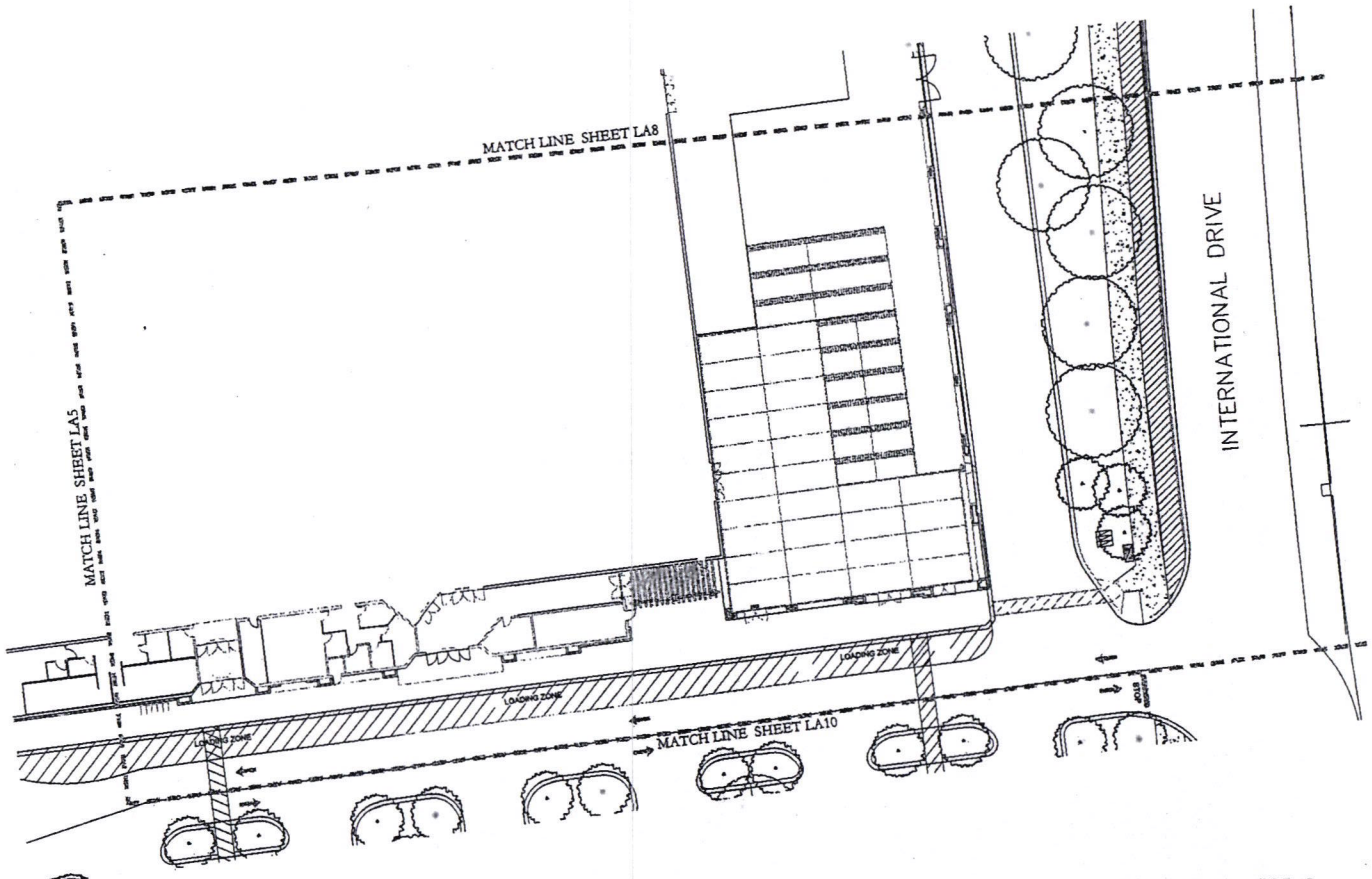

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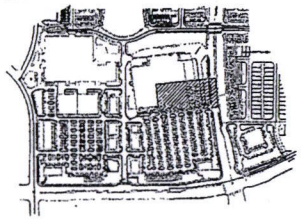

VEGETATION LEGEND

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RANCHO CORDOVA, CA

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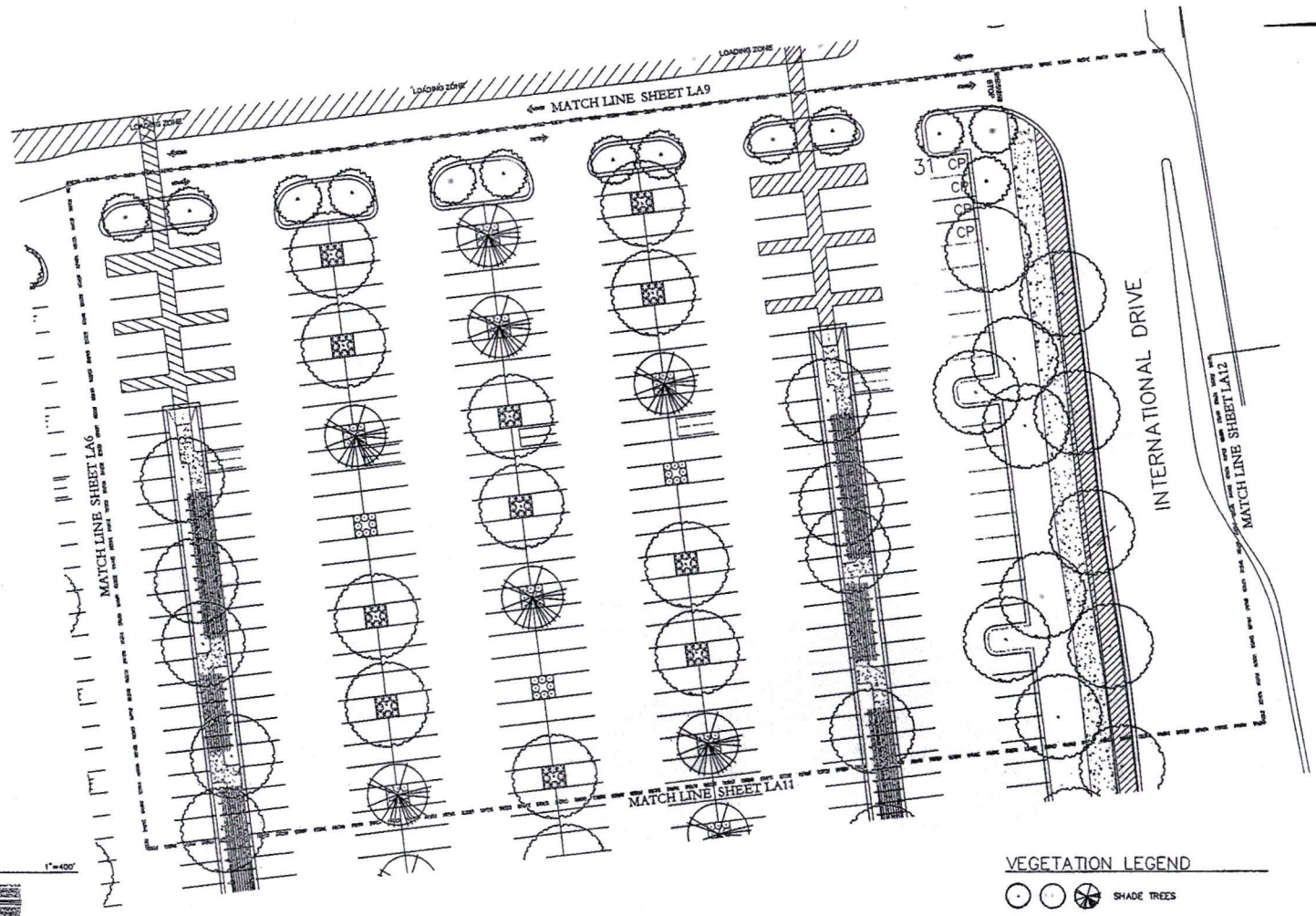

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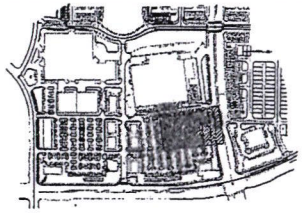

VEGETATION LEGEND

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RANCHO CORDOVA, CA

PROJECT NO.
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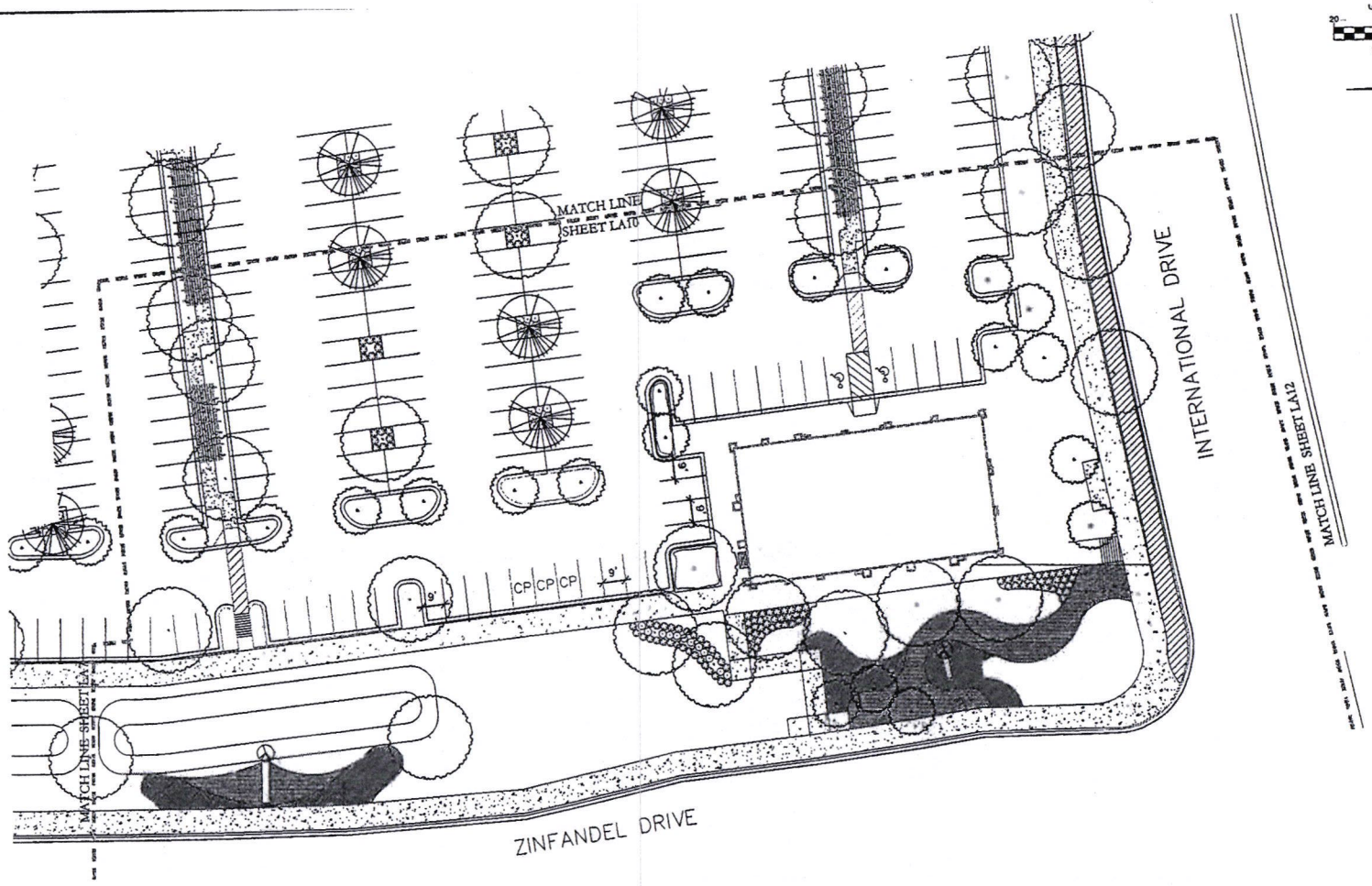

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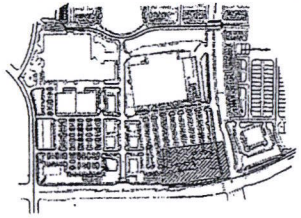

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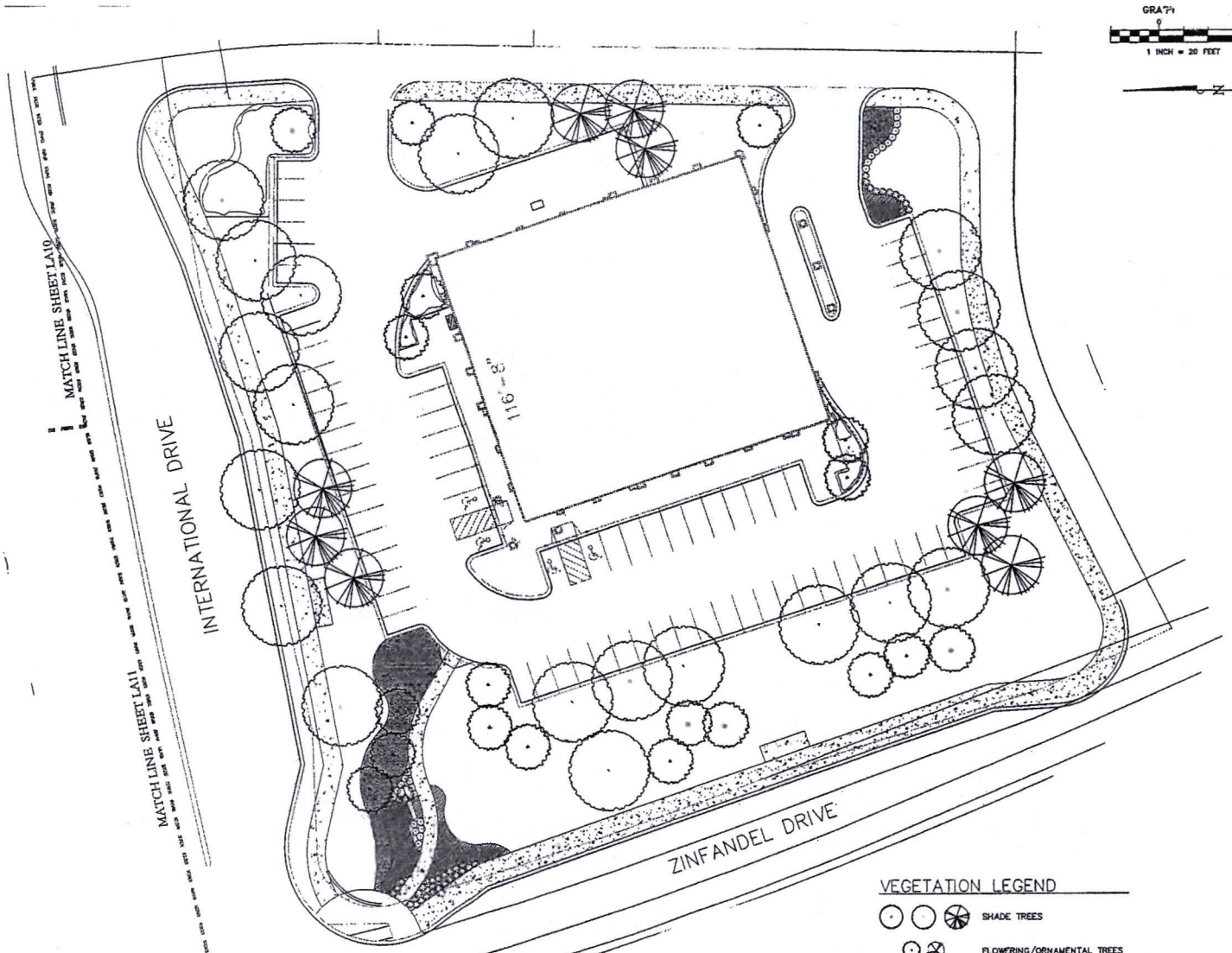

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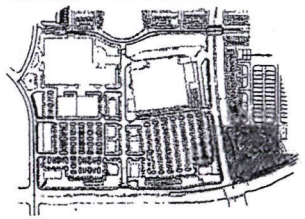

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CAPITAL VILLAGE
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RANCHO CORDOVA, CA

PROJECT NO. 097641000
SHEET NAME LA12.0
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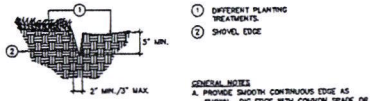
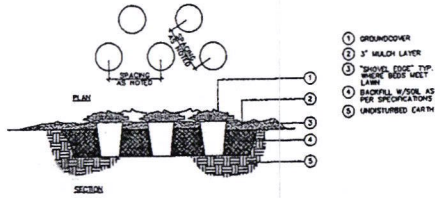


1. DIFFERENT PLANTING TREATMENTS.
2. SHOVEL EDGE

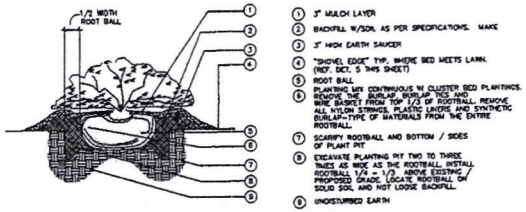
GENERAL NOTES:
A. PROVIDE SMOOTH CONTINUOUS EDGE AS SHOWN. DIG EDGE WITH COMMON SPADE OR STRAIGHT BLADE SHOVEL.

1 SHOVEL EDGE DETAIL
SCALE: N.T.S.



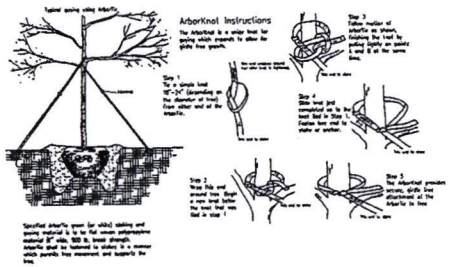
1. GROUNDCOVER
2. 3" MULCH LAYER
3. "SHOVEL EDGE" TYP. WHERE BEDS MEET LAWN
4. BACKFILL W/SOIL AS PER SPECIFICATIONS
5. UNDISTURBED EARTH

2 GROUNDCOVER PLANTING DETAIL
SCALE: N.T.S.



1. 3" MULCH LAYER
2. BACKFILL W/SOIL AS PER SPECIFICATIONS. MAKE
3. 3" HIGH EARTH SAUCER
4. "SHOVEL EDGE" TYP. WHERE BED MEETS LAWN. (REF. DET. 5 THIS SHEET)
5. ROOT BALL
6. PLANTING MIX CONTINUOUS IN CLUSTER BED PLANTINGS. REMOVE THE BURLAP, BURLAP TIES AND WIRE BASKET FROM TOP 1/3 OF ROOTBALL. REMOVE ALL NYLON STRINGS, PLASTIC LINERS AND SYNTHETIC BURLAP-TYPE OF MATERIALS FROM THE ENTIRE ROOTBALL.
7. SCARIFY ROOTBALL AND BOTTOM / SIDES OF PLANT PIT
8. EXCAVATE PLANTING PIT TWO TO THREE TIMES AS WIDE AS THE ROOTBALL. INSTALL ROOTBALL 1/4 - 1/3 ABOVE EXISTING / PROPOSED GRADE. LOCATE ROOTBALL ON SOLID SOIL AND NOT LOOSE BACKFILL.
9. UNDISTURBED EARTH

3 SHRUB PLANTING DETAIL
SCALE: N.T.S.



4 TYPICAL GUYING DETAIL
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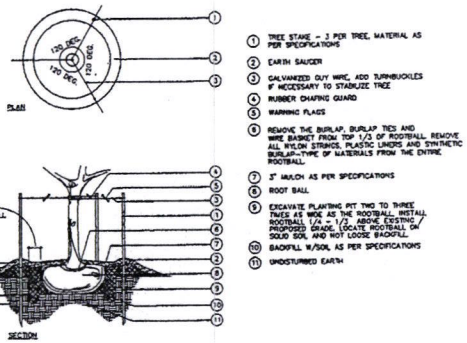
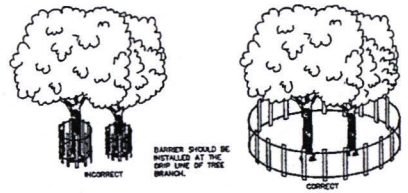


1. TREE STAKE - 2 PER TREE, MATERIAL AS PER SPECIFICATIONS
2. EARTH SAUCER
3. GALVANIZED GUY WIRE, ADD TURNBUCKLES IF NECESSARY TO STABILIZE TREE
4. RUBBER CHAFING GUARD
5. WARNING FLAGS
6. REMOVE THE BURLAP, BURLAP TIES AND WIRE BASKET FROM TOP 1/3 OF ROOTBALL. REMOVE ALL NYLON STRINGS, PLASTIC LINERS AND SYNTHETIC BURLAP-TYPE OF MATERIALS FROM THE ENTIRE ROOTBALL.
7. 3" MULCH AS PER SPECIFICATIONS
8. ROOT BALL
9. EXCAVATE PLANTING PIT TWO TO THREE TIMES AS WIDE AS THE ROOTBALL. INSTALL ROOTBALL 1/4 - 1/3 ABOVE EXISTING / PROPOSED GRADE. LOCATE ROOTBALL ON SOLID SOIL AND NOT LOOSE BACKFILL.
10. BACKFILL W/SOIL AS PER SPECIFICATIONS
11. UNDISTURBED EARTH

5 SINGLE-TRUNK TREE PLANTING DETAIL
SCALE: N.T.S.



NOTES:
IN SPITE OF PRECAUTIONS, SOME DAMAGE TO PROTECTED TREES MAY OCCUR. IN SUCH CASES REPAIR ANY DAMAGE TO THE CROWN, TRUCK OR ROOT SYSTEM IMMEDIATELY.

- REPAIR ROOTS BY CUTTING OFF THE DAMAGED AREAS AND PAINTING THEM WITH TREE PAINT. SPREAD PEAT MOSS OR MOIST TOPSOIL OVER EXPOSED ROOTS.
- REPAIR DAMAGE TO BARK BY TRIMMING AROUND THE DAMAGED AREAS. TAPER THE CUT TO PROVIDE DRAINAGE, AND PAINT WITH TREE PAINT.
- CUT OF ALL DAMAGED TREE LIMBS ABOVE THE TREE COLLAR AT THE TRUNK OR MAIN IN BRANCH. USE THREE SEPERATE CUTS TO AVOID PEELING BARK FROM HEALTHY AREAS.

6 TREE PROTECTION
N.T.S.

GENERAL NOTES:

1. The Landscape Contractor shall be responsible for all materials, testing and labor required to fully install the plant material per the plans including: soil testing, soil amendments (as necessary), bed preparation, plant installation, fertilizing, mulching, watering, maintenance and warranty.
2. The Landscape Contractor shall be responsible for coordination of his work with that of all other contractors. This plan does not guarantee the existence or non-existence of any utilities. Prior to commencement of any work, the Landscape Contractor shall verify the locations of all above ground and underground utilities.
3. The quality and size of all plant material shall conform to the most current standards as set forth in ANSI Z60.1B0 - American Standard for Nursery Stock.
4. In the case of a quantity discrepancy between the plans and the plant schedule, the plans shall take precedence.
5. No plant substitutions shall be made without the written consent of the Project Landscape Architect.
6. Where plant material is proposed in areas adjacent to any property line, the Landscape Contractor shall verify the exact location of the property line. All new plant material shall be installed such that the entire root ball of the plant lies on the subject property. Under no circumstances shall any portion of the root ball extend beyond the limits of the subject property.
7. Shredded hardwood mulch shall be applied to all plant material immediately after installation. See details for mulch depth.
8. All areas not otherwise covered by buildings, pavement, sidewalks and planting beds shall receive either seed or sod. See plans for seeding and sod areas.
9. The Landscape Contractor shall be responsible for maintaining his work for a period of one year after final acceptance by the Owner. Maintenance shall include: mowing, weeding, watering, mulch replacement, removal and replacement of dead material, resetting of plants to proper grades or upright positions, fertilizing, debris removal and any required chemical applications to ensure the health of the plants.
10. All plant material that fails to exhibit new growth after the first dormant period following installation shall be replaced by the Landscape Contractor at his expense. All replacements shall conform to the original specifications as to size and type.
11. All trees located within sight triangles shall be limbed up to a height of 6 feet above grade.
12. All topsoil placed on the site shall be tested and fertilizer applied based on the noted nutrient deficiencies in the tests.

PLANTING SCHEDULE:

SHADE TREES

Botanical Name	Common Name
Acer rubrum 'Red Maple'	Red Sunset Maple
Betula pendula	Weeping European Birch
Cedrus deodora	Deodar Cedar
Celtis sinensis	Chinese Hackberry
Cercidiphyllum japonicum	Katsura Tree
Fagus sylvatica	European Beech
Fraxinus oxycarpa 'Raywood'	Raywood Ash
Pistacia chinensis	Chinese Pistache
Platanus acerifolia 'Bloodgood'	London Plane Tree
Quercus ilex	Holly Oak
Quercus suber	Cork Oak
Ulmus parvifolia 'True Green'	Chinese Elm
Zelkova serrata 'Village Green'	Village Green Zelkova

FLOWERING TREES

Botanical Name	Common Name
Cercis occidentalis	Western Redbud
Chionanthus virginicus	American Fringe Tree
Crataegus phaenopyrum	Washington Hawthorn
Cupressus sempervirens	Italian Cypress
Halesia tetroptera	Carolina Silver Bell
Hydrangea grandiflora ssp.	Hydrangea
Lagerstroemia indica ssp.	Crape Myrtle
Pterostyrax hispida	Epaulette Tree
Pyrus calleryana 'Redspire'	Redspire Pear
Sequoia sempervirens	Coastal Redwood

SHRUBS AND GROUNDCOVERS

Botanical Name	Common Name
Arctostaphylus densiflora 'Howard McMinn'	Manzanita
Acrtostaphylus 'Emerald Carpet'	Emerald Carpet Manzanita
Baccharis pilularis 'Pigeon Point'	Coyote Bush
Cistus purpureus	Orchid Rockrose
Heteromeles arbutifolia	Toyon
Rhamnus californica 'Eve Case'	California Coffeeberry
Rosa californica	California Fuschia

VINES

Botanical Name	Common Name
Bougainvillea glabra	Bougainvillea

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URG
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CHECKED: BTISA
DATE: AUG 2008

CAPITAL VILLAGE
LANDSCAPE DETAILS
DSL SERVICE COMPANY
RANCHO CORDOVA, CA

PROJECT NO.
087641000

SHEET NAME
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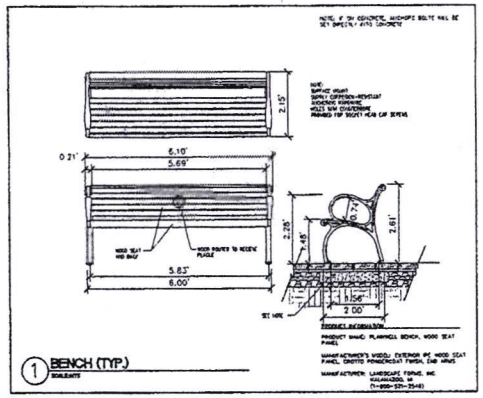

1 BENCH (TYP.)
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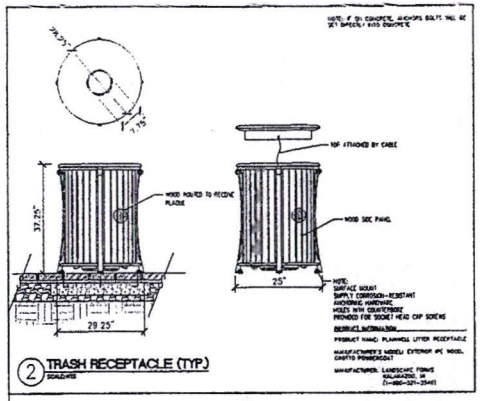

2 TRASH RECEPTACLE (TYP.)
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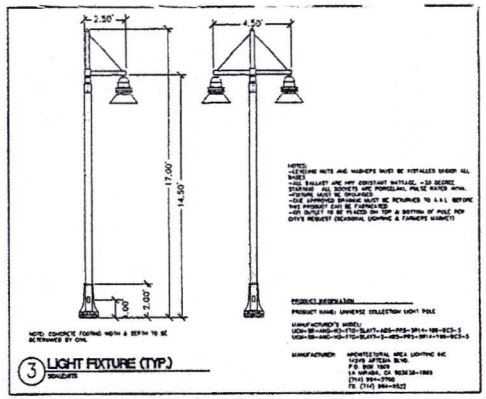

3 LIGHT FIXTURE (TYP.)
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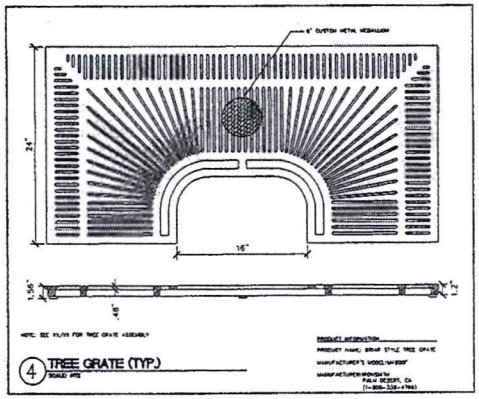

4 TREE GRATE (TYP.)
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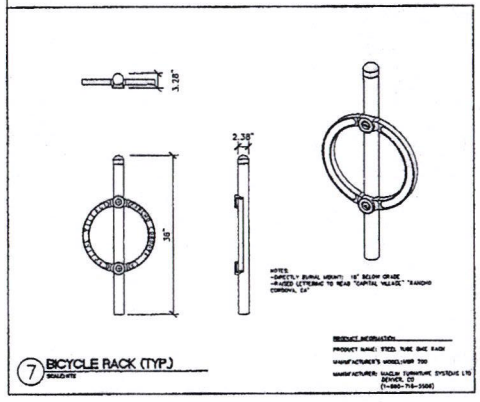

7 BICYCLE RACK (TYP.)
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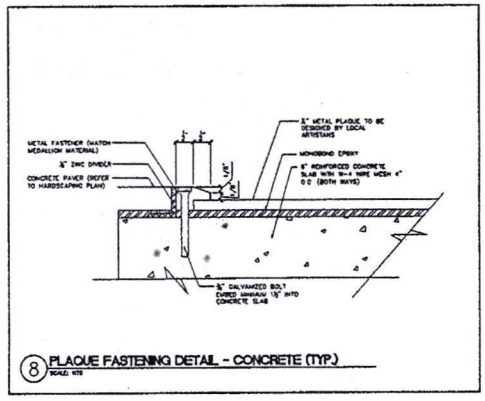

8 PLAQUE FASTENING DETAIL - CONCRETE (TYP.)
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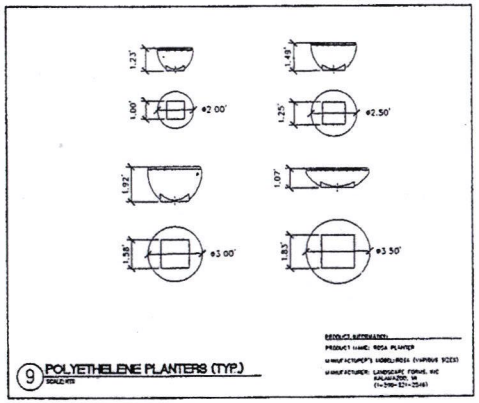

9 POLYETHELENE PLANTERS (TYP.)
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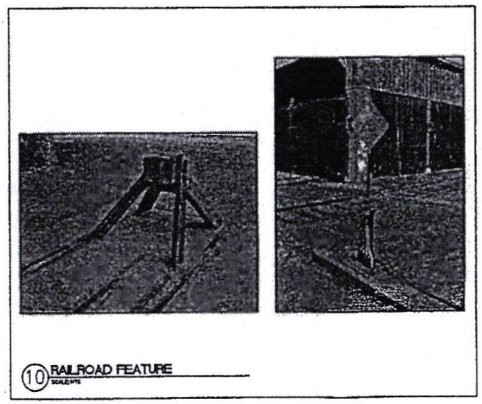

10 RAILROAD FEATURE
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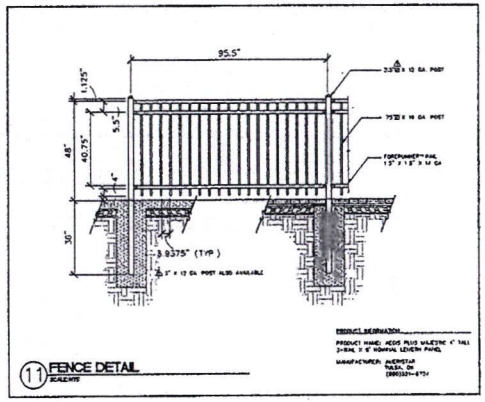

11 FENCE DETAIL
SCALE: NTS

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URBAN RESOURCE GROUP

Kimley-Horn and Associates, Inc.

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Engineering, Planning, and Environmental Consultants

11080 White Rock Road, Suite 150
Rancho Cordova, California 95670
(916) 858-5800 Fax: (916) 858-5805

NO.	REVISION	BY	DATE	APPR.

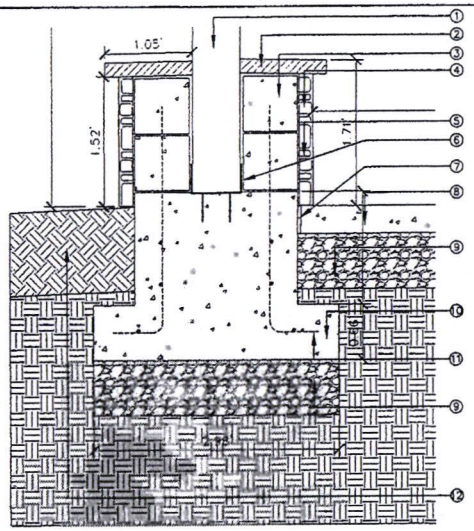
SCALE (H):1:20
SCALE (V):
DESIGNED BY: SA
DRAWN BY: JS
CHECKED BY: SA
DATE: AUG 2008

CAPITAL VILLAGE
SITE FURNISHINGS PLAN
DSL SERVICE COMPANY
RANCHO CORDOVA, CA

PROJECT NO. 097641000

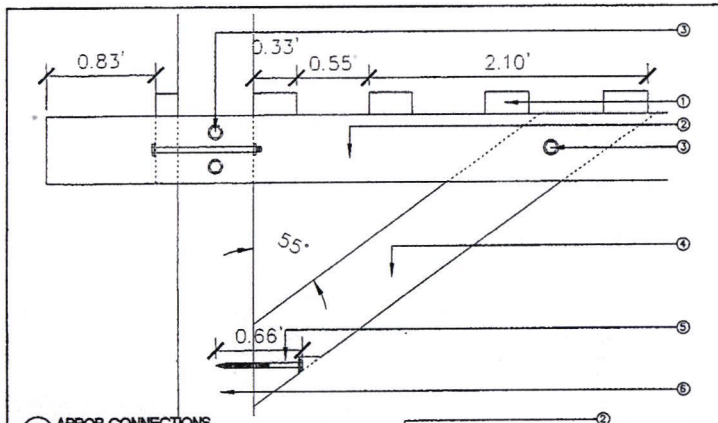
SHEET NAME F1.0

X OF X



1. 7"x9"x9' DOUGLAS FIR POST
2. 2"X1'X2' PRE-CASTED CONCRETE CAP COLOR: MESA BEIGE
3. 8"X8"X8" CMU
4. CULTURED STONE TO MATCH BUILDING ARCHITECTURE FACADE
5. ½"MORTAR TO MATCH BUILDING FACADE
6. GALVANIZED METAL POST ANCHOR
7. ½"EXPANSION JOINT
8. 4" STANDARD GREY CONCRETE SIDEWALK- REFER TO DETAIL X/XX
9. 8" CRUSHED GRAVEL BASE ¾" TOP SIZE-95% COMPACTION ASTM D 2940- AGGREGATE SUBBASE AS REQUIRED VARY DEPENDING ON LOADING CONDITIONS (DEPTH MAY VARY ACCORDING TO SOILS REPORT)
10. 2'X2'X2'CONCRETE FOOTING
11. #6 REBAR-12" O.C.
12. AMENDED SOIL- PER SOILS REPORT RECOMMENDATIONS PLANTER PIT AREA- REFER TO PLANTING DETAILS AND SPECIFICATIONS

1 ARBOR POST DETAIL
SCALE: X



2 ARBOR CONNECTIONS
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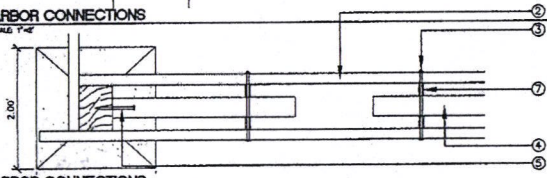

3 ARBOR CONNECTIONS
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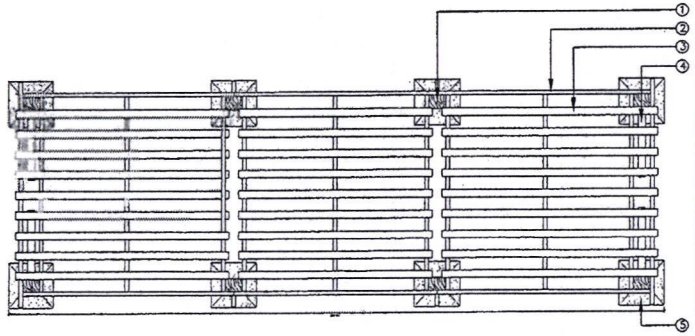
1. 2"x4" PRESSURE LUMBER PLANKS
2. 2"X6" PRESSURE LUMBER BEAMS
3. 16" GALVANIZED BOLT WITH NUT
4. 4"X4" PRESSURE LUMBER SUPPORT
5. 8" GALVANIZED LAG BOLT WITH WASHER
6. 7"X9"X9' DOUGLAS FIR POST
7. 3" PLASTIC SPACERS

1. 7"X9"X9' DOUGLAS FIR POST
2. 2"X4" PRESSURE LUMBER PLANKS
3. 2"X6" PRESSURE LUMBER BEAMS
4. 4"X4" PRESSURE LUMBER SUPPORT
5. 2"X1'X2' PRE-CAST CONCRETE CAP



4 ARBOR PLAN VIEW
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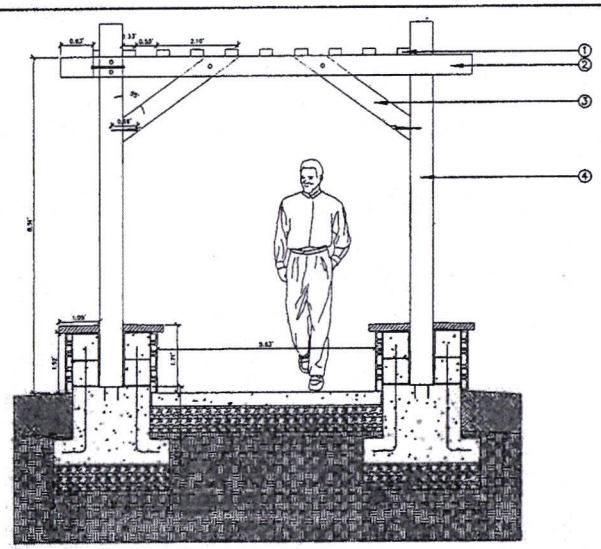

5 ARBOR FRONT ELEVATION
SCALE: X

1. 2"x4" PRESSURE LUMBER PLANKS
2. 2"X6" PRESSURE LUMBER BEAMS
3. 4"X4" PRESSURE LUMBER SUPPORT
4. 7"X9"X9' DOUGLAS FIR POST

NOT FOR CONSTRUCTION

URBAN RESOURCE GROUP

NO.	REVISION	BY	DATE

Kimley-Horn and Associates, Inc.
ASSOCIATES, INC.
A California Corporation
Rancho Cordova, California 95670
(916) 858-5800 Fax (916) 858-5805

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Engineering, Planning, and Environmental Consultants

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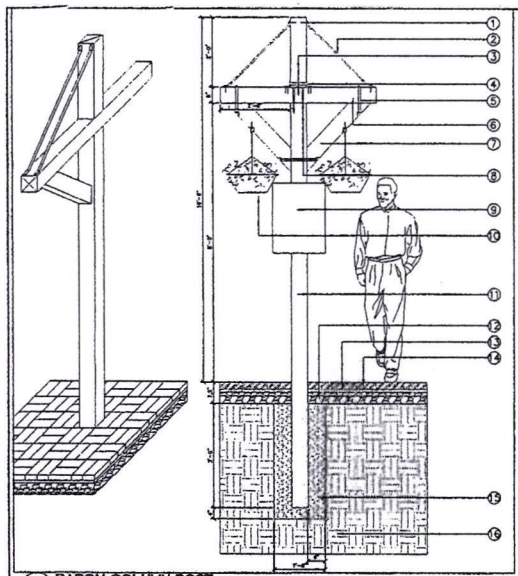
DESIGNED BY:SA
DRAWN BY:JB
CHECKED BY:SA
DATE: AUG 2008

CAPITAL VILLAGE
SITE FURNISHINGS PLAN
DSL SERVICE COMPANY
RANCHO CORDOVA, CA

PROJECT NO.
097641000

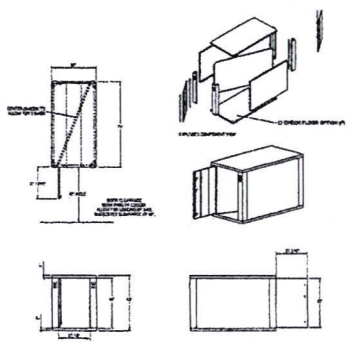
SHEET NAME
F2.0

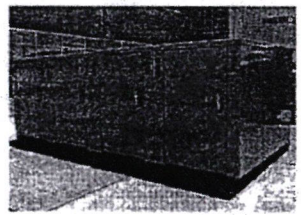
X OF X



1. 2.5" LAG BOLT WITH WASHER
2. CAST IRON BRACKET SUPPORT
3. DOWEL
4. L-BRACKET WITH 2.5" GALVALIZED WOOD SCREWS
5. 10" BOLT WITH WASHERS AND LOCKING NUT
6. 6"X6" DOUGLAS FIR POST
7. 4"X4" DOUGLAS FIR POST
8. 9.5" LAG BOLT WITH WASHER COUNTERSUNK INTO POST
9. BARON PLAQUE
10. 1.5" DIAMETER FLOWER POT
11. 6"X6" DOUGLAS FIR POST
12. 4" CRUSHED GRAVEL BASE ¾" TOP SIZE-95% COMPACTION ASTM D 2940-AGGREGATE SUB-BASE AS REQUIRED VARY DEPENDING ON LOADING CONDITIONS (DEPTH MAY VARY ACCORDING TO SOILS REPORT)
13. 1" SAND SETTING BED
14. 4"X8"X2¼" CONCRETE PAVERS IN PARQUET PATTERN ("HOLLAND STONE" BY BELGARD OR EQUAL) COLOR: CHARCOAL
15. CONCRETE FOOTING
16. COMPACTED SUBGRADE

1 BARON COLUMN POST
SCALE: X





PRODUCT INFORMATION
PRODUCT NAME: DURA LOCKER
MANUFACTURER'S MODEL: SL150-20'L GALVANIZED
MANUFACTURER: MADRAX MIDDLETON, WI (1-800-446-7931)

2 BIKE LOCKER
SCALE: X

NOT FOR CONSTRUCTION

URBAN RESOURCE GROUP
A DIVISION OF KIMLEY-HORN AND ASSOCIATES, INC.

NO.	REVISION	BY	DATE	APPR.

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Engineering, Planning, and Environmental Consultants
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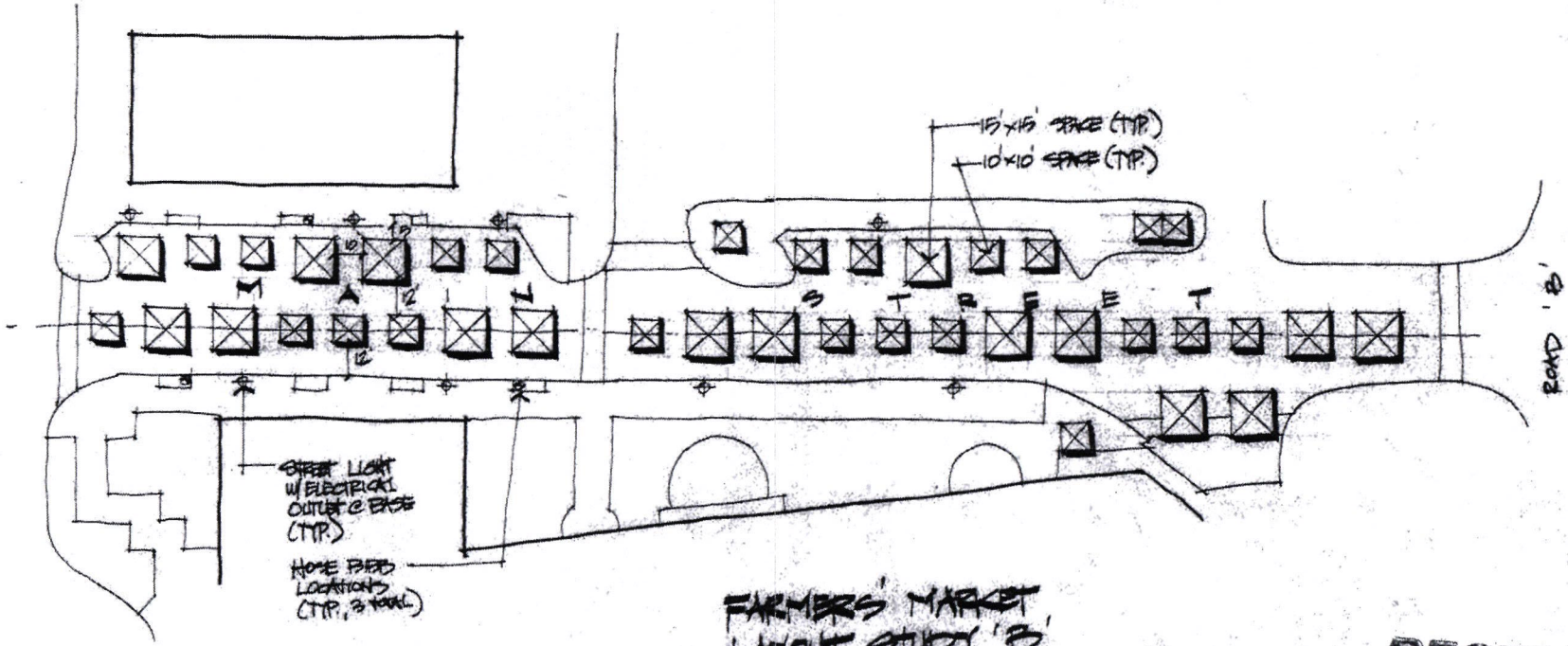
SCALE (H):1:20
SCALE (V):
DESIGNED BY:SA
DRAWN BY:JS
CHECKED BY:SA
DATE: AUG 2006

CAPITAL VILLAGE
SITE FURNISHINGS PLAN
DSL SERVICE COMPANY
RANCHO CORDOVA, CA

PROJECT NO. 097641000
SHEET NAME F3.0
X OF X



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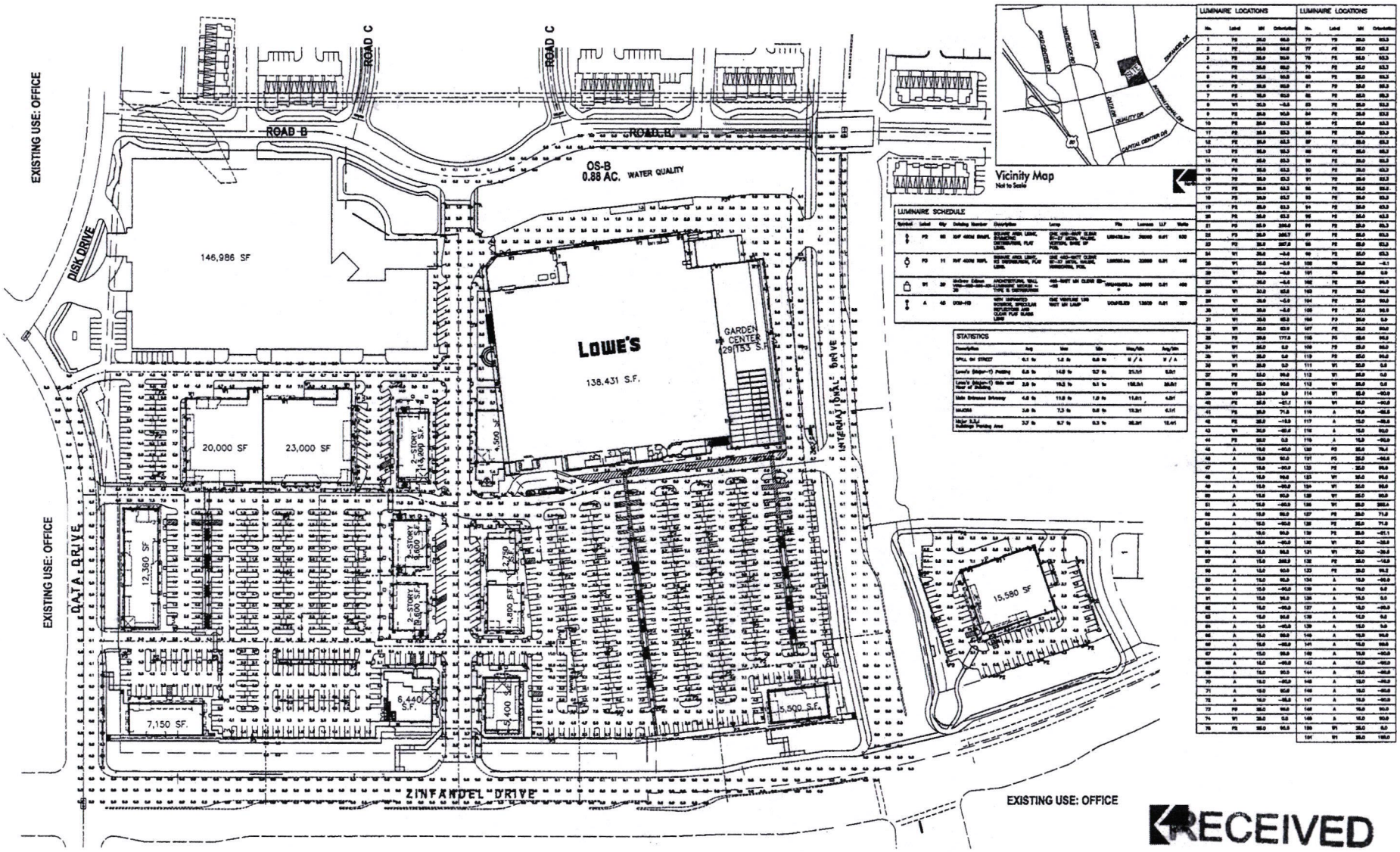
SEP 05 2006
RANCHO CORDOVA
PLANNING



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SEP 05 2006

SITE LIGHTING PHOTOMETRICS PLAN

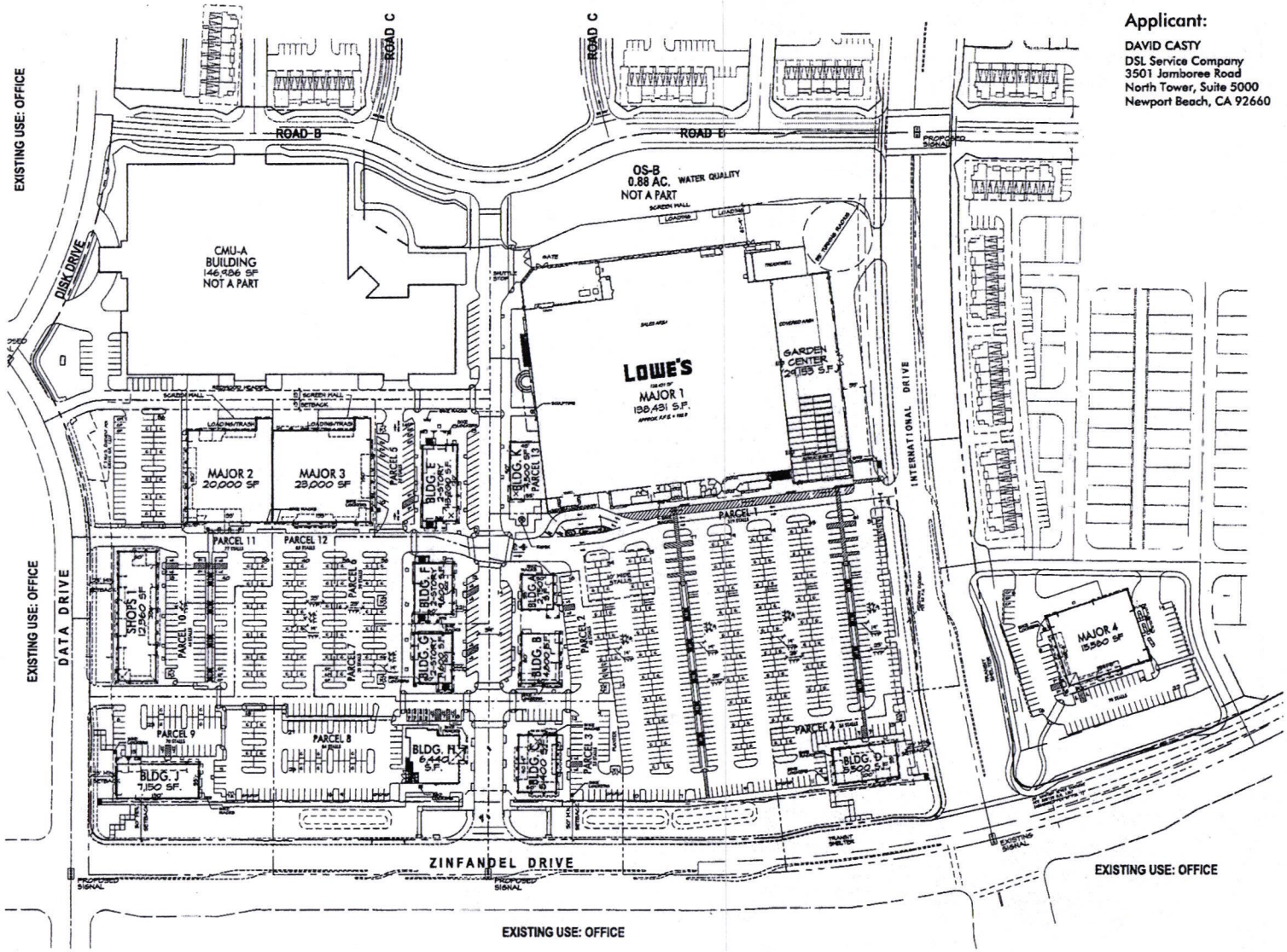
NEC ZINFANDEL & INTERNATIONAL
RANCHO CORDOVA, CALIFORNIA

CAPITAL VILLAGE

DALAN ENGINEERING, INC.
ELECTRICAL ENGINEERS
DALAN JOB No.: AF-132
8638 DARBY AVENUE
NORTHRIDGE, CA. 91325
(818) 772-2220
(805) 864-4844
FAX (818) 772-2330

DSL SERVICE COMPANY
A subsidiary of Downey Savings and Loan Association, F.A.

NADEL ARCHITECTS INC



Applicant:

DAVID CASTY
DSL Service Company
3501 Jamboree Road
North Tower, Suite 5000
Newport Beach, CA 92660

Summary

Land (Gross)	±31.86	AC	±1,387,821 SF
Land (Net)	±27.37	AC	±1,192,237 SF
Building			278,311 SF
Garden Center			29,153 SF
Total Building Area			307,464 SF
Land-to-Bldg Ratio			2.88/1
Coverage			25.79%
Parking Required **			1,281 stalls
Parking Provided			1,187 stalls
Parking Ratio			3.86/1000

**Parking Required

Retail Stores & Shopping Center (278,311 SF) @ 4.5/1000	1,252 stalls
Uncovered Sales Area (29,153 SF) @ 1/1000	29 stalls
	1,281 stalls

Stall sizes/Parking Provided

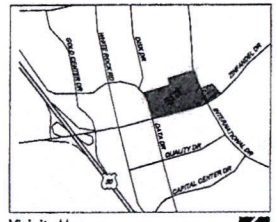
Standard stalls (9'x19')		956 stalls
Accessible stalls		39 stalls
Compact stalls (9'x16')	154 stalls	(13.0%)
Carpool Parking -Employee (9'x19')		38 stalls
Bike Parking		50
Bike Lockers		66

LEGEND

- Bike Racks (5)
- Bike Lockers (6)
- CP — Carpool Parking (Employee)
- C — Compact Parking

North

60



Vicinity Map
Not to Scale

ALL BUILDINGS, IMPROVEMENTS, THEIR OCCUPANTS AND THE USES AS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT THE OWNERS DISCRETION WITHOUT NOTICE.

THIS PRELIMINARY SITE PLAN IS BASED ON INFORMATION FURNISHED TO NADEL ARCHITECTS INC AND IS SUBJECT TO VERIFICATION BY LEGALS, SURVEYS AND GOVERNING AGENCIES ETC. THIS EXHIBIT IS NOT NECESSARILY A REPRESENTATION AS TO IDENTITY, TYPE, SIZE, LOCATION, TIMING OR OCCUPANCY OF ANY BUILDING WITHIN THIS CENTER.

REVISED:	08.23.06
REVISED:	07.27.06
REVISED:	06.13.06
DATE:	05.19.06
NADEL JOB#:	04044.00

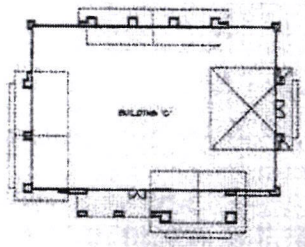
CAPITAL VILLAGE - PRELIMINARY SITE PLAN PS-36

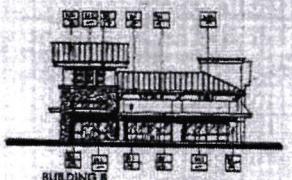
NEC ZINFANDEL & INTERNATIONAL
RANCHO CORDOVA, CALIFORNIA

DSL SERVICE COMPANY
A subsidiary of Downey Savings and Loan Association, F.A.

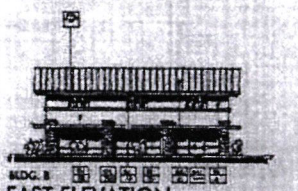
3040 BRISTOL ST. SUITE 600
COSTA MESA, CA 92626
T:714.545.5000 F:714.755.3013
WWW.NADELARC.COM

Nadel Architects Inc

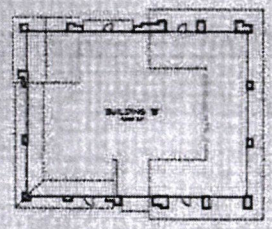


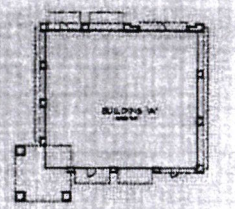


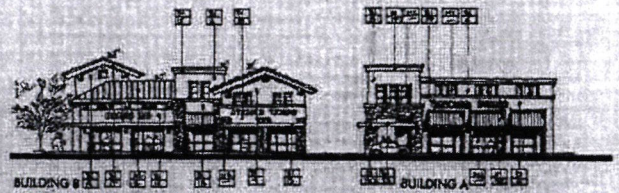
BUILDING B
WEST ELEVATION



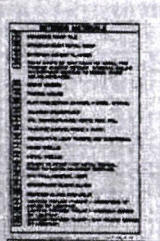
BLDG. B
EAST ELEVATION

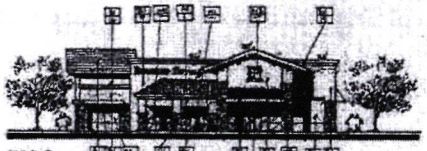




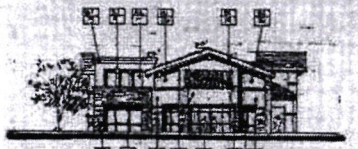


BUILDING B
BUILDING A
SOUTH ELEVATION





BLDG. C
SOUTH ELEVATION



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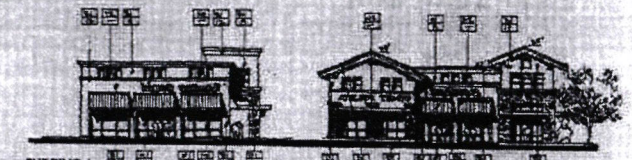
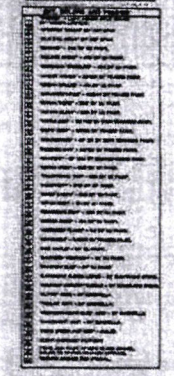
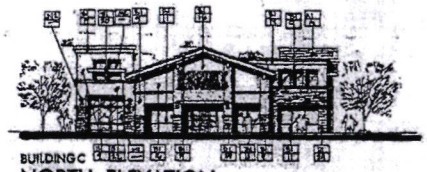
WEST ELEVATION

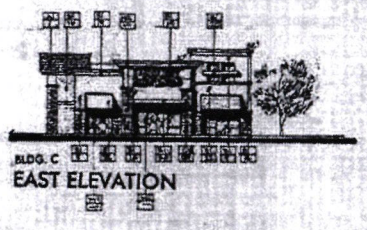


BUILDING A
NORTH ELEVATION
BUILDING B

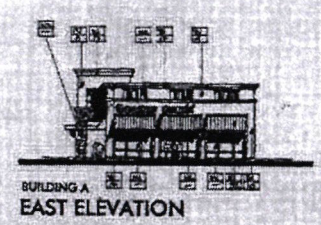




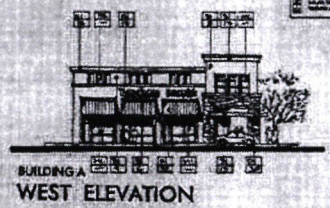
BUILDING C
NORTH ELEVATION



BLDG. C
EAST ELEVATION



BUILDING A
EAST ELEVATION



BUILDING A
WEST ELEVATION

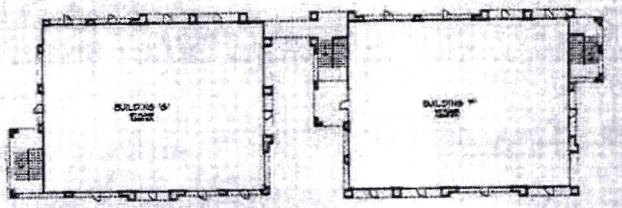
ELEVATIONS - BLDG. 'A', 'B', & 'C'

CAPITAL VILLAGE

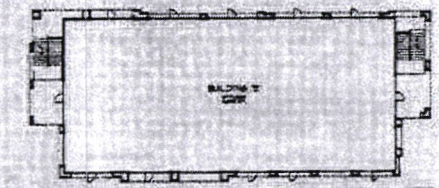
NEC ZINFANDEL & INTERNATIONAL
RANCHO CORDOVA, CALIFORNIA

DSL SERVICE COMPANY
A subsidiary of Domestic Savings and Loan Association, FA

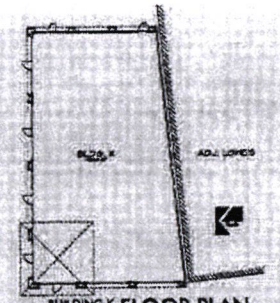
Nadel Architects Inc



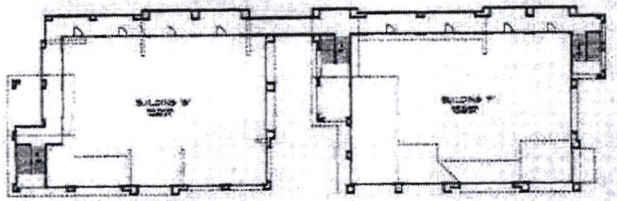
GROUND FLOOR PLAN



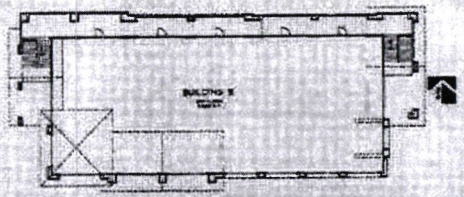
GROUND FLOOR PLAN



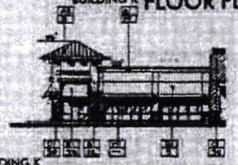
BUILDING K FLOOR PLAN



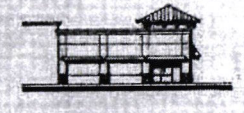
SECOND FLOOR PLAN



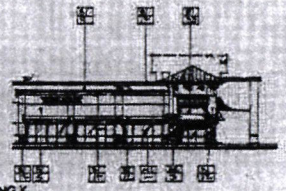
SECOND FLOOR PLAN



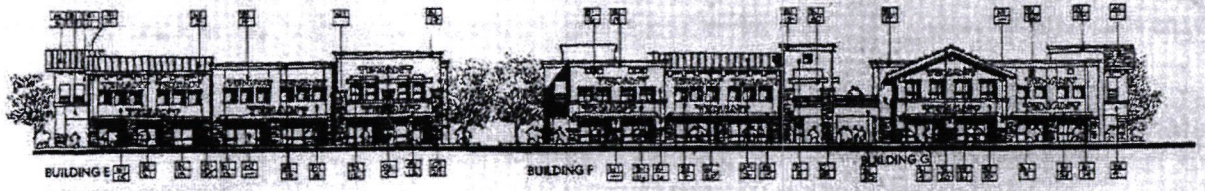
BUILDING K
WEST ELEVATION



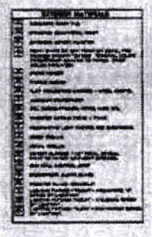
BUILDING K
EAST ELEVATION

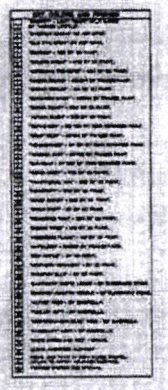


BUILDING K
NORTH ELEVATION



BUILDING E BUILDING F BUILDING G
NORTH ELEVATION



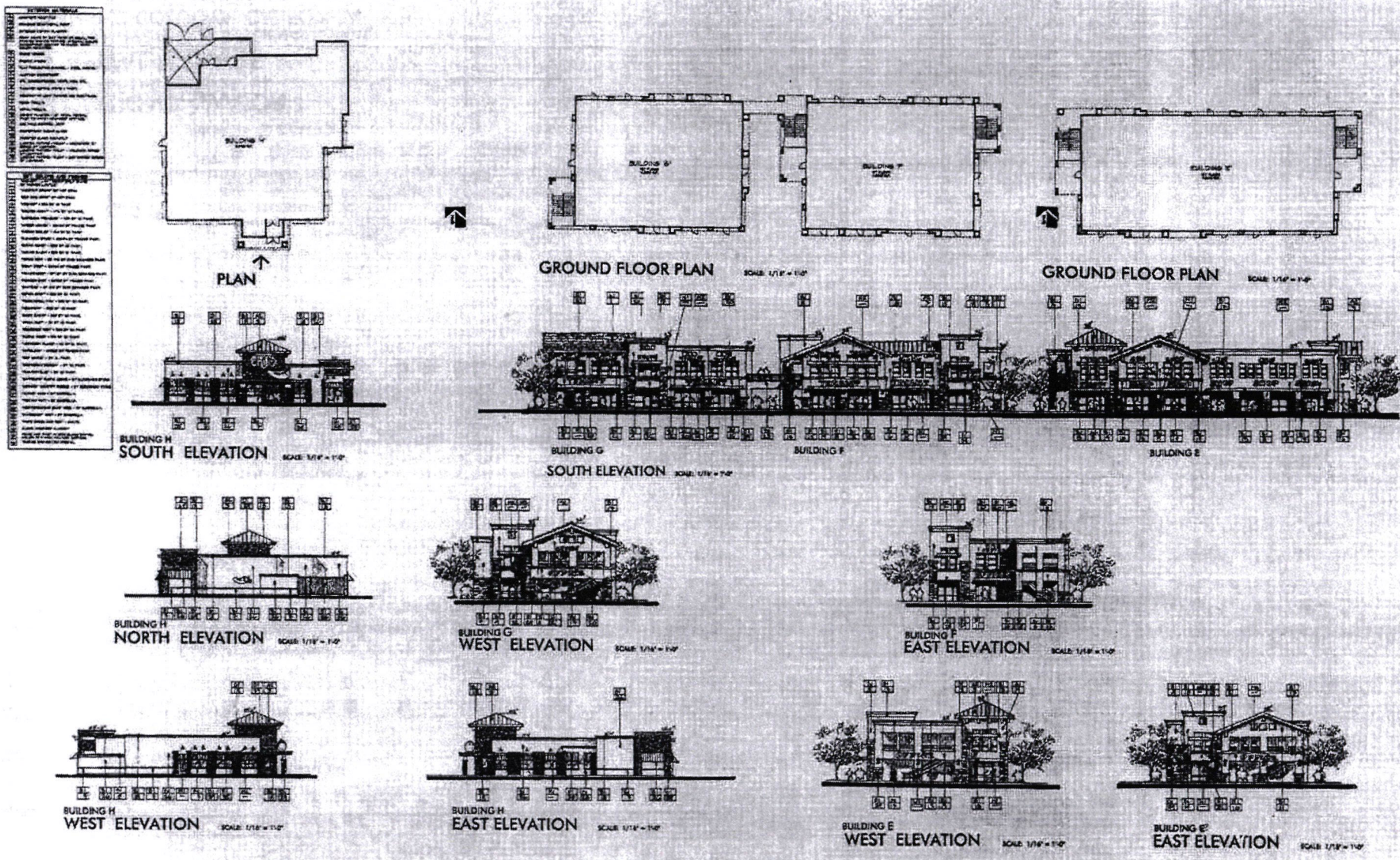


ELEVATIONS - BLDG. 'E', BLDG, BLDG. 'G' & BLDG. 'K'

CAPITAL VILLAGE
NEC ZINFANDEL & INTERNATIONAL
RANCHO CORDOVA, CALIFORNIA

DSL Service Company

Nadel Architects Inc



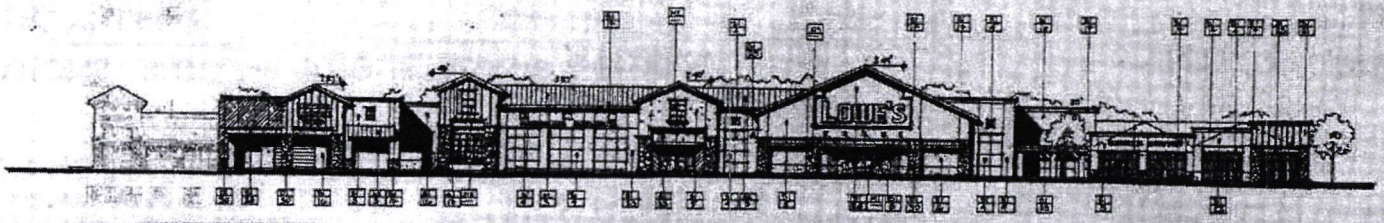
ELEVATIONS - BLDG. 'H', BLDG. 'E', BLDG 'F' & BLDG 'G'

CAPITAL VILLAGE

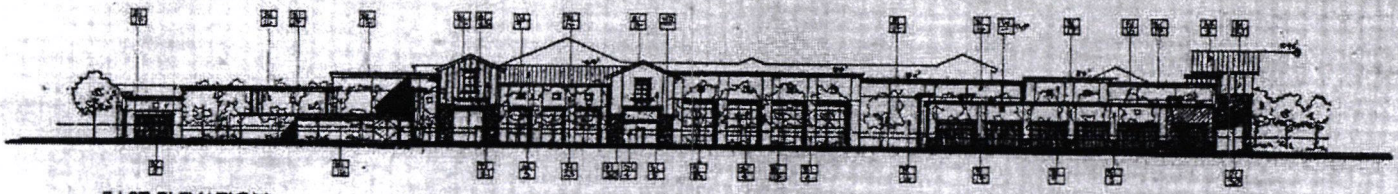
NEC ZINFANDEL & INTERNATIONAL
RANCHO CORDOVA, CALIFORNIA

DSL Service Company
A subsidiary of Downey Savings and Loan Association, F.A.

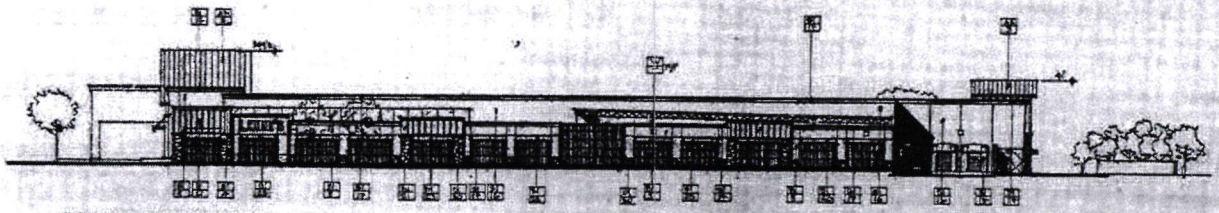
Nadel Architects Inc



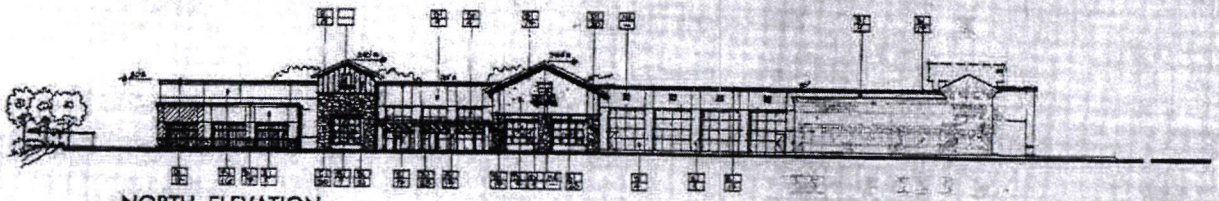
WEST ELEVATION



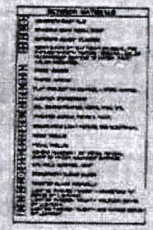
EAST ELEVATION

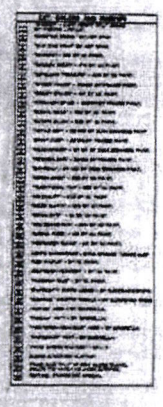


SOUTH ELEVATION



NORTH ELEVATION





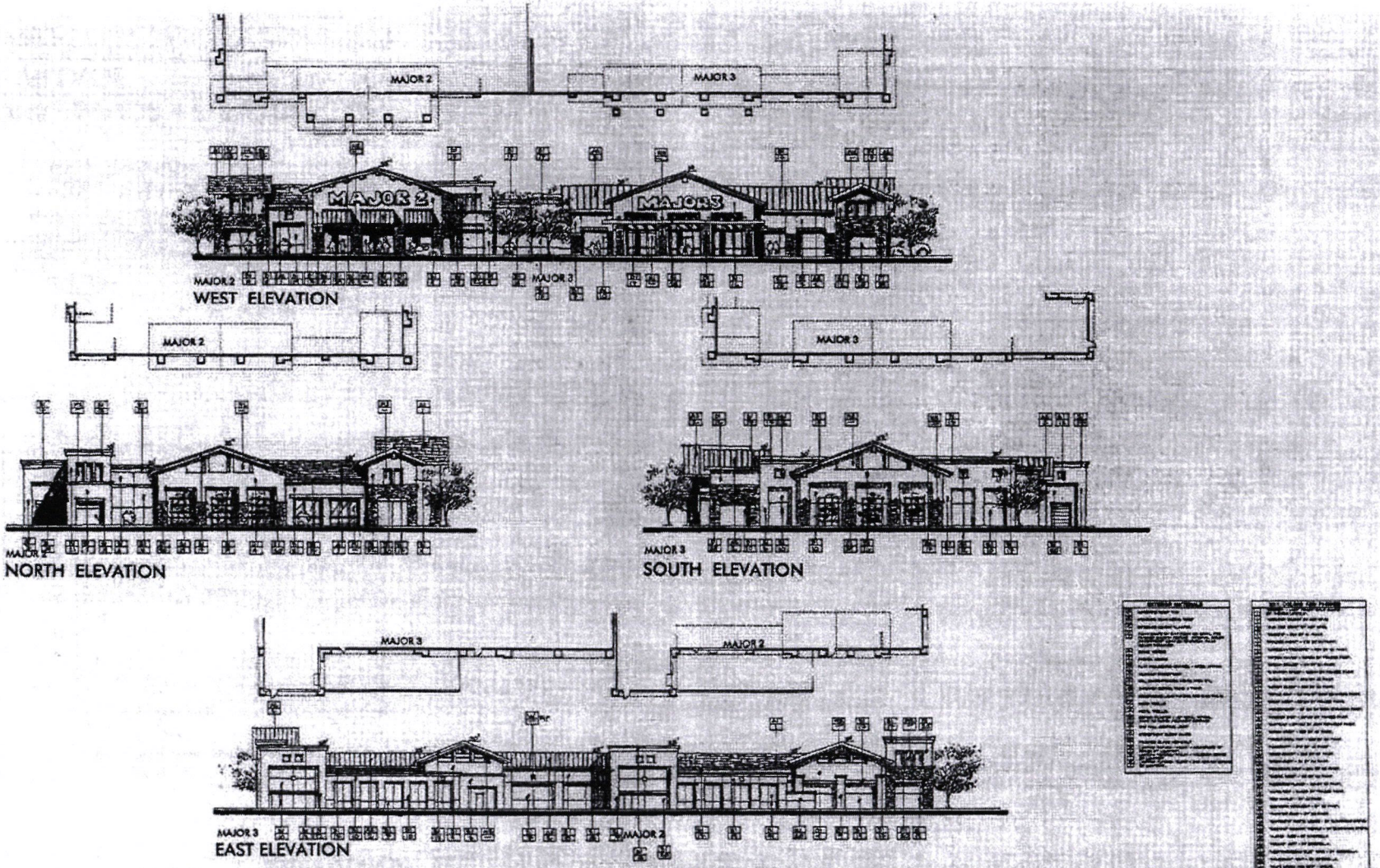
20

ELEVATIONS - MAJOR 1

CAPITAL VILLAGE

NEC ZINFANDEL & INTERNATIONAL
RANCHO CORDOVA, CALIFORNIA

Nadel Architects Inc



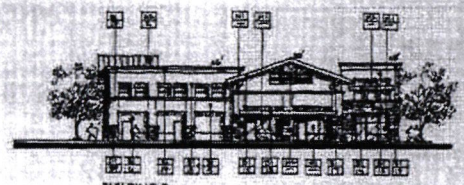
ELEVATIONS - MAJOR 2 & MAJOR 3

CAPITAL VILLAGE

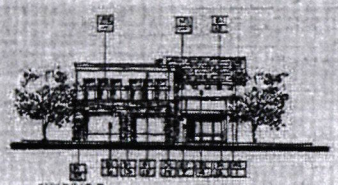
NEC ZINFANDEL & INTERNATIONAL
RANCHO CORDOVA, CALIFORNIA

DSL SERVICE COMPANY
A subsidiary of Downey Savings and Loan Association, F.A.

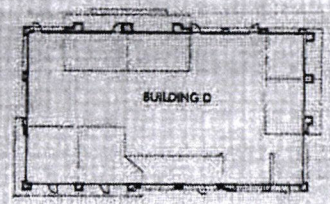
Nadel Architects Inc

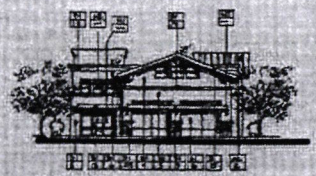


BUILDING D
WEST ELEVATION

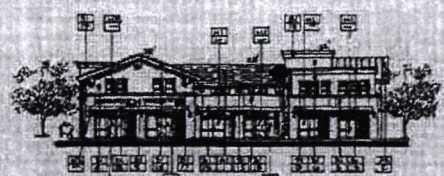


BUILDING D
SOUTH ELEVATION

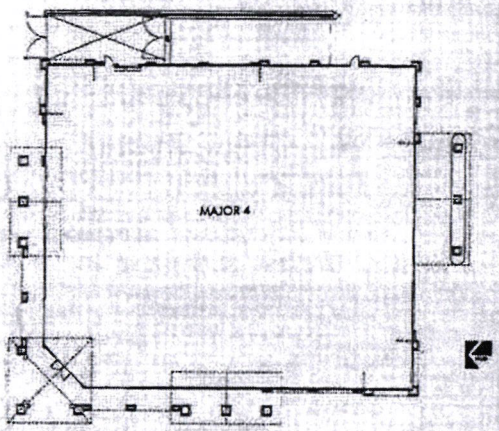


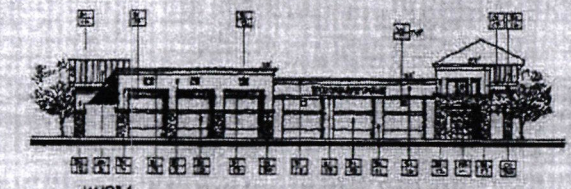


BUILDING D
NORTH ELEVATION

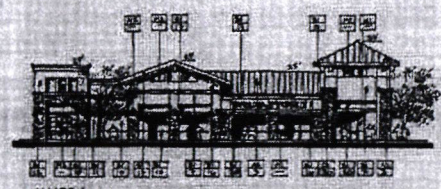


BUILDING D
EAST ELEVATION

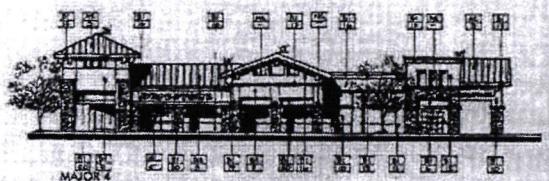




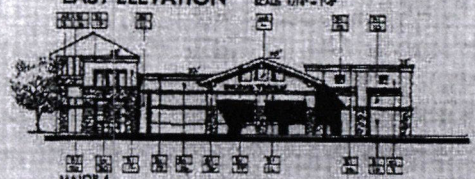
MAJOR 4
EAST ELEVATION



MAJOR 4
NORTH ELEVATION



MAJOR 4
WEST ELEVATION



MAJOR 4
SOUTH ELEVATION

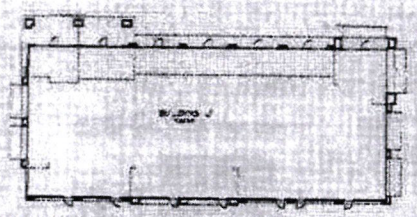
ELEVATIONS - MAJOR 4 & BUILDING D

CAPITAL VILLAGE

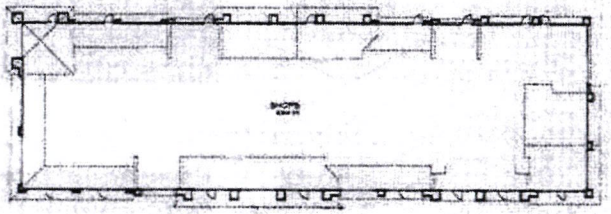
NEC ZINFANDEL & INTERNATIONAL
RANCHO CORDOVA, CALIFORNIA

DSL SERVICE COMPANY

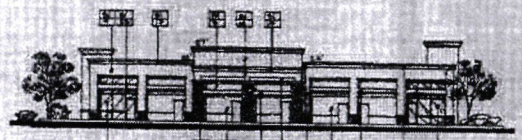
Nadel Architects Inc



PLAN



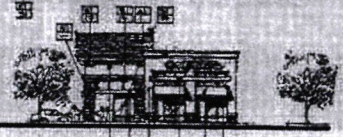
PLAN



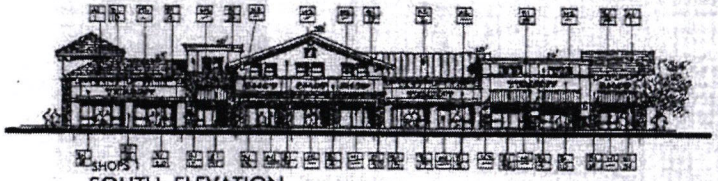
BUILDING J
WEST ELEVATION

BUILDING J
EAST ELEVATION

BUILDING J
SOUTH ELEVATION

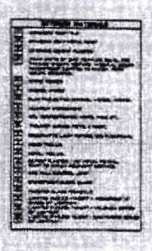


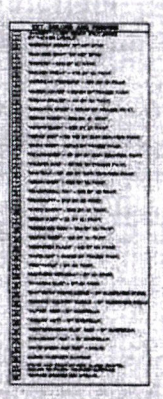
BUILDING J
NORTH ELEVATION

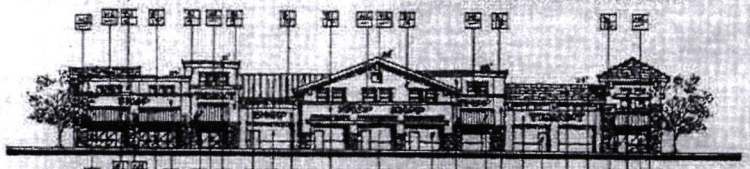


SHOPS 1
SOUTH ELEVATION

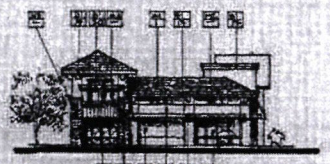
SHOPS 1
EAST ELEVATION







SHOPS 1
NORTH ELEVATION



SHOPS 1
WEST ELEVATION

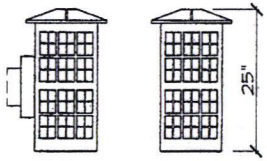
ELEVATIONS - SHOPS 1 & BUILDING 'J'

CAPITAL VILLAGE

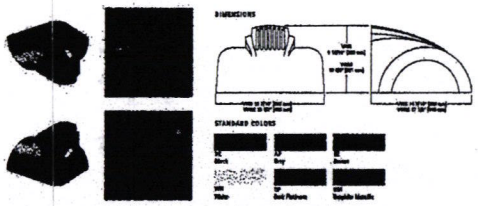
NEC ZINFANDEL & INTERNATIONAL
RANCHO CORDOVA, CALIFORNIA

DSL Service Company

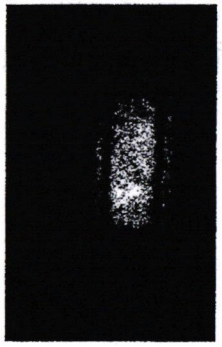
Nadel Architects Inc

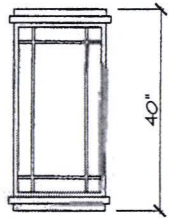


N1: NAME: ARCHSTONE "C" SERIES
PRODUCT CODE: MCOW
FINISH: TEXTURE BRONZE (Z3) SPECIAL
BY LIGHTWAY COMPANY

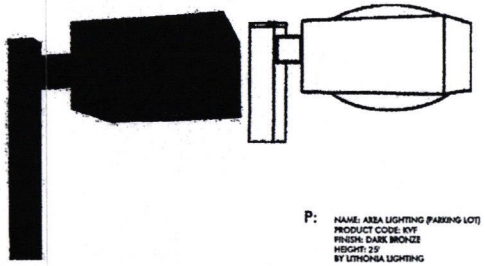


W: NAME: UNIVERSAL MOUNTING
PRODUCT CODE: VWS VISION WALL
FINISH: GREY
BY COOPER LIGHTING

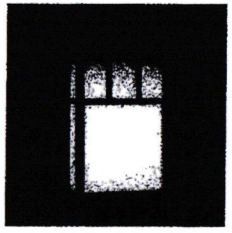


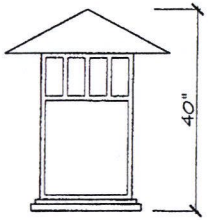


N2: NAME: VALENCIA SERIES
PRODUCT CODE: VALW
FINISH: TEXTURE BRONZE (Z3) SPECIAL
BY LIGHTWAY COMPANY

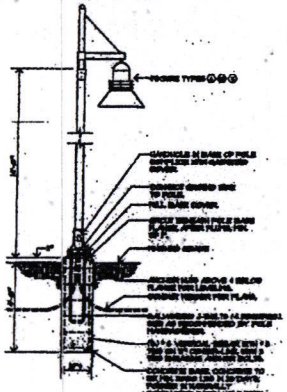


P: NAME: AREA LIGHTING (PARKING LOT)
PRODUCT CODE: KYF
FINISH: DARK BRONZE
HEIGHT: 25'
BY LITHONIA LIGHTING

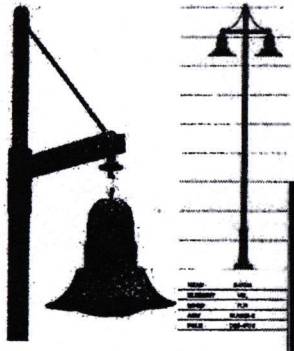




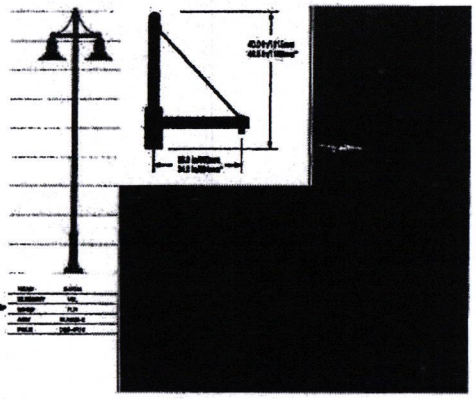
N3: NAME: SAN MARINO SERIES
PRODUCT CODE: SJOW
FINISH: TEXTURE BRONZE (Z3) SPECIAL
BY LIGHTWAY COMPANY



POLE FIXTURE DETAIL



A: NAME: UNIVERSE COLLECTION
PRODUCT CODE: VSL-SLA 17(ARM)
FINISH: DARK GREEN DGN
HEIGHT: 14'
BY ARCHITECTURAL AREA LIGHTING



LIGHTING FIXTURE EXHIBIT

CAPITAL VILLAGE
NEC ZINFANDEL & INTERNATIONAL
RANCHO CORDOVA, CALIFORNIA

DATE: JULY 26, 2006
NADEL JOB#: 04264.00

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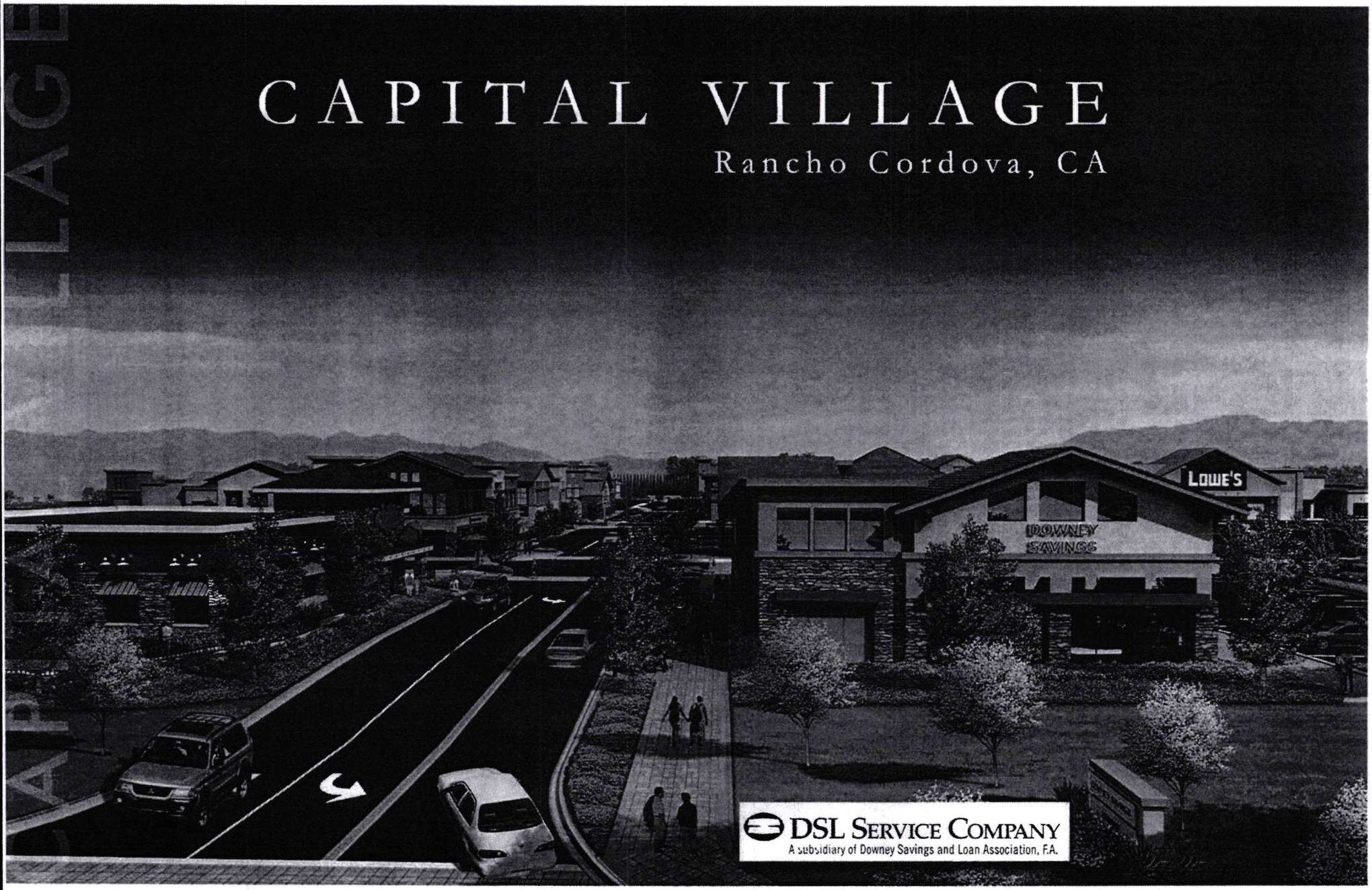
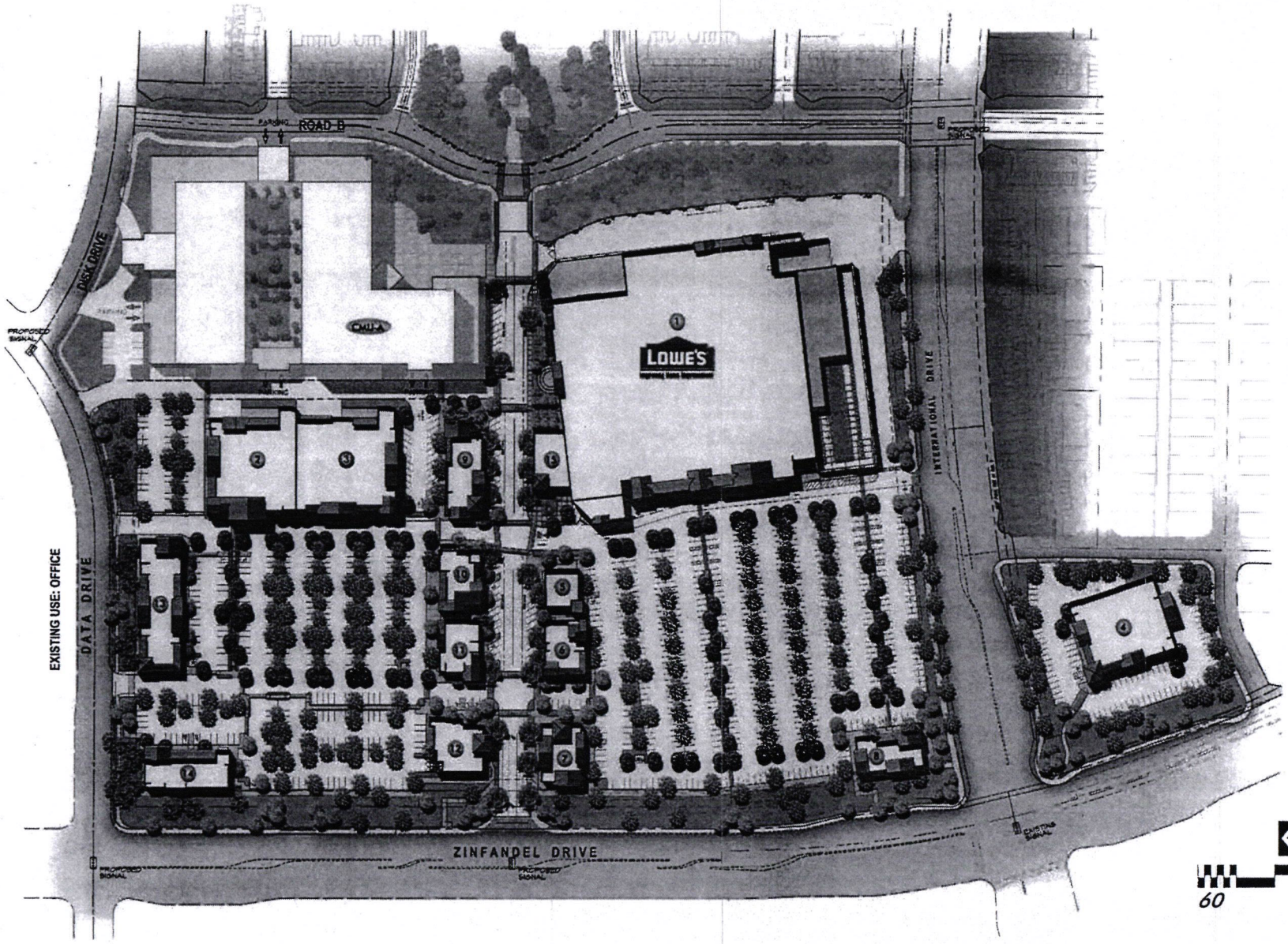
WWW.NADELARC.COM

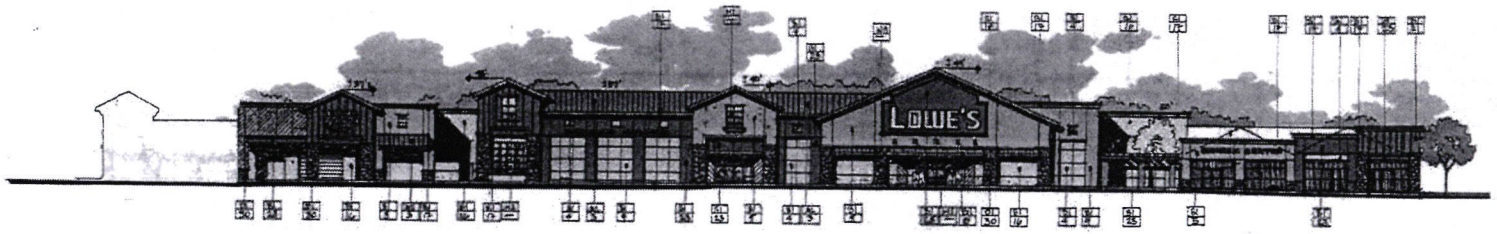
nadel retail architects Inc


CAPITAL VILLAGE
Rancho Cordova, CA
LOWE'S
DOWNEY SAVINGS
DSL SERVICE COMPANY
A Subsidiary of Downey Savings and Loan Association, F.A.

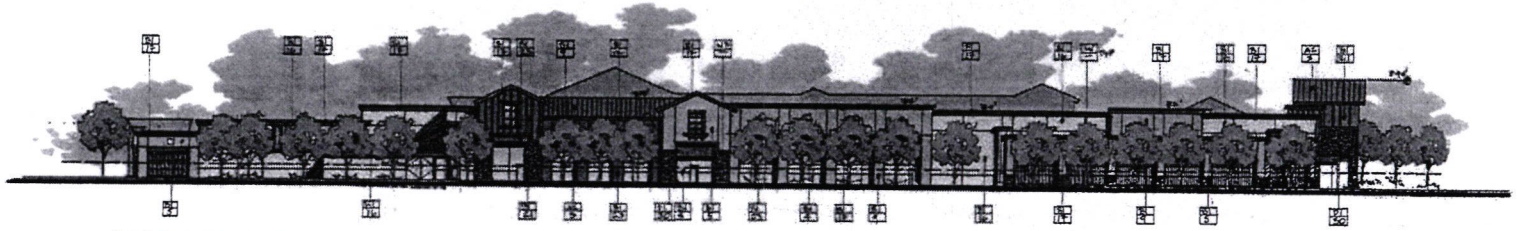


1	MAJOR 1	138,431 SF	LOWE'S
2	MAJOR 2	20,000 SF	
3	MAJOR 3	23,000 SF	
4	MAJOR 4	15,580 SF	
5	BLDG. A	2,750 SF	
6	BLDG. B	4,800 SF	
7	BLDG. C	5,400 SF	DOWNEY SAVINGS
8	BLDG. D	5,500 SF	
9	BLDG. E	13,200 SF	2 STORY
10	BLDG. F	9,600 SF	2 STORY
11	BLDG. G	9,600 SF	2 STORY
12	BLDG. H	6,440 SF	CHILI'S
13	BLDG. I	12,360 SF	
14	BLDG. J	7,150 SF	
15	BLDG. K	4,400 SF	

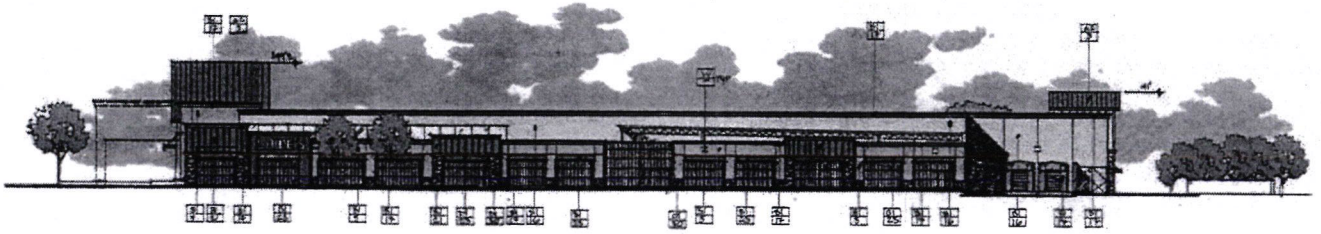
CHILI-A MIDRISE RESIDENTIAL / LIVE-WORK CONCEPT BY OTHERS



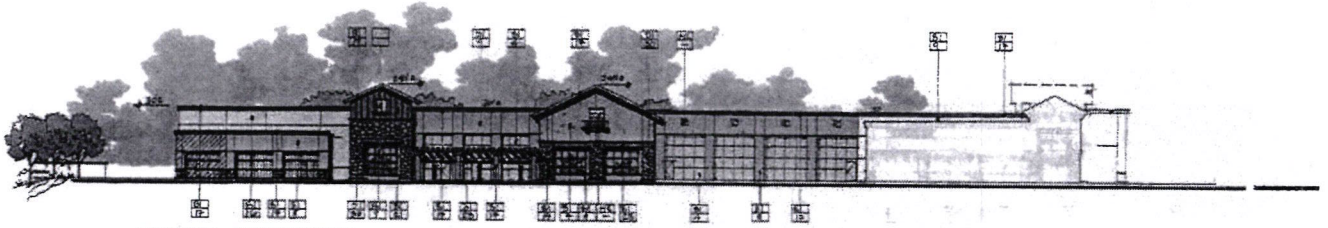
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



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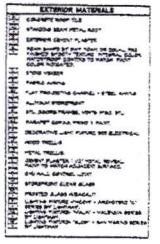

20

REVISION DATE: AUGUST 21, 2006
REVISION DATE: JULY 24, 2006
REVISION DATE: JUNE 01, 2006
DATE: NOVEMBER 08, 2005
NADEL JOB#: 0424.00

ELEVATIONS - MAJOR 1

CAPITAL VILLAGE
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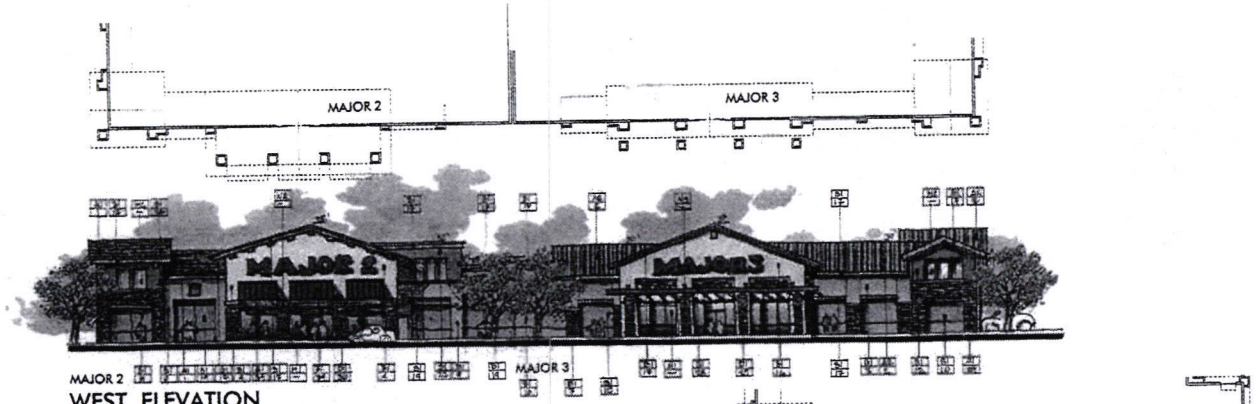
Nadel retail Architects Inc



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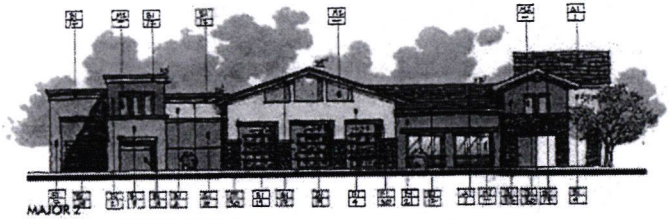

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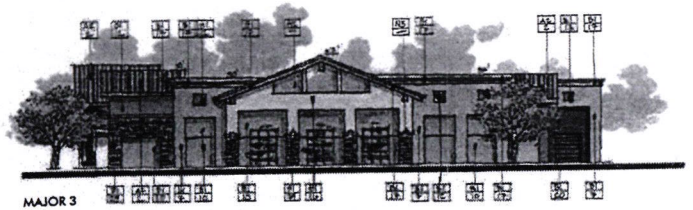

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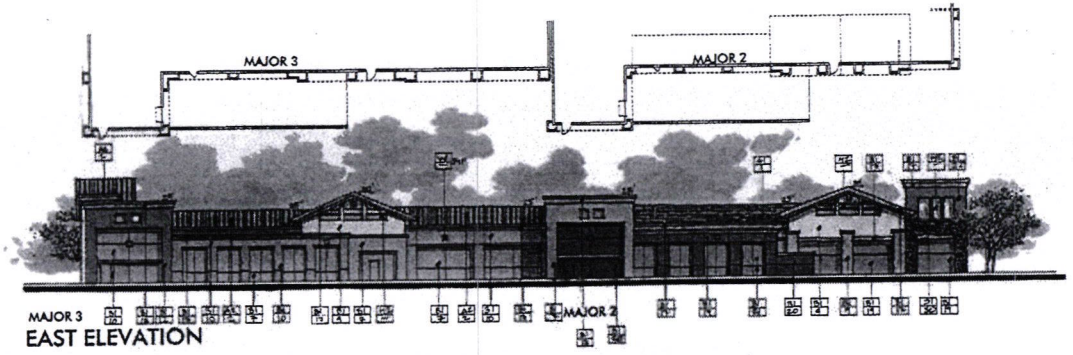
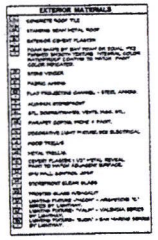
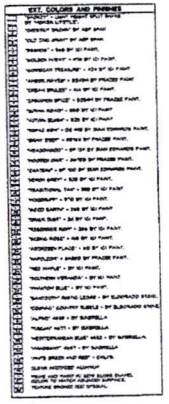


EAST ELEVATION





ELEVATIONS - MAJOR 2 & MAJOR 3

CAPITAL VILLAGE
NEC ZINFANDEL & INTERNATIONAL
RANCHO CORDOVA, CALIFORNIA

REVISION DATE: JULY 24, 2006
REVISION DATE: APRIL 10, 2006
DATE: NOVEMBER 08, 2005
NADEL JOB#: 04264.00

DSL SERVICE COMPANY
A subsidiary of Downey Savings and Loan Association, F.A.

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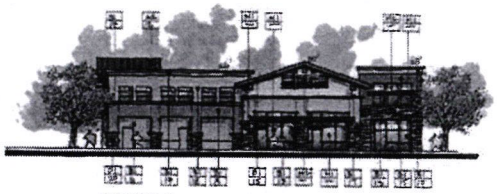
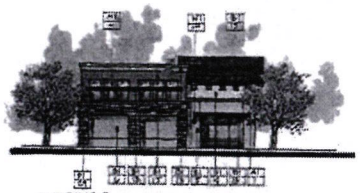
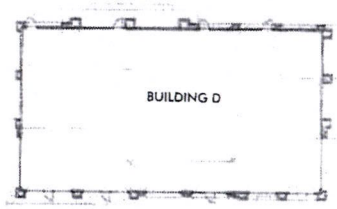
Nadel retail Architects Inc

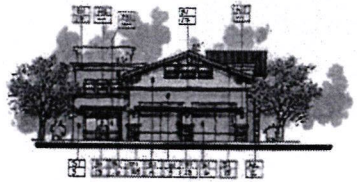


BUILDING D
WEST ELEVATION SCALE: 1/16" = 1'-0"

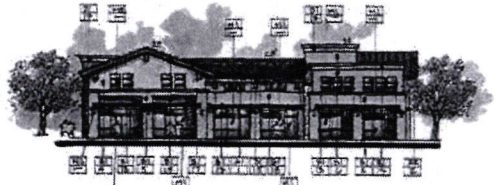


BUILDING D
SOUTH ELEVATION SCALE: 1/16" = 1'-0"

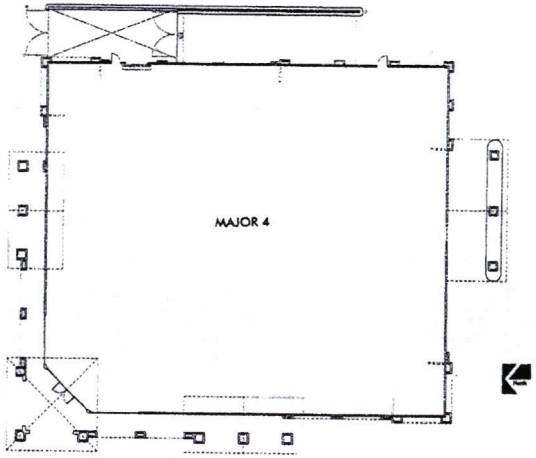


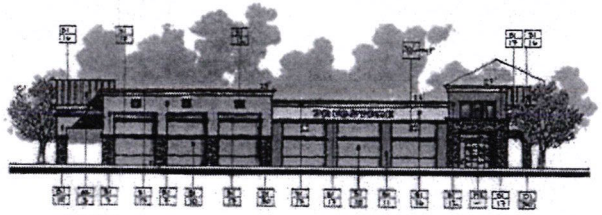


BUILDING D
NORTH ELEVATION SCALE: 1/16" = 1'-0"

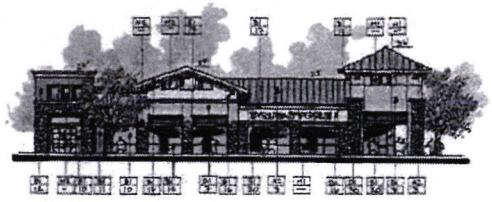


BUILDING D
EAST ELEVATION SCALE: 1/16" = 1'-0"

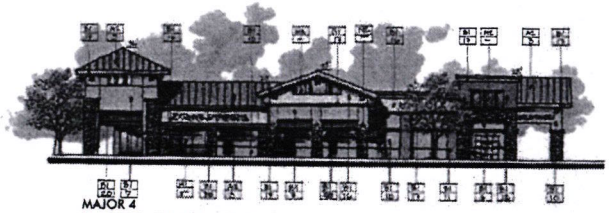




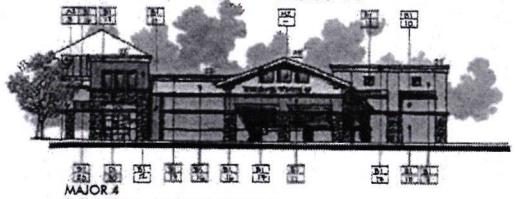
MAJOR 4
EAST ELEVATION SCALE: 1/16" = 1'-0"



MAJOR 4
NORTH ELEVATION SCALE: 1/16" = 1'-0"



MAJOR 4
WEST ELEVATION SCALE: 1/16" = 1'-0"



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

ELEVATIONS - MAJOR 4 & BUILDING D

CAPITAL VILLAGE

NEC ZINFANDEL & INTERNATIONAL
RANCHO CORDOVA, CALIFORNIA

REVISION DATE JULY 24, 2006
REVISION DATE: APRIL 10, 2006
REVISION DATE JANUARY 18,2006
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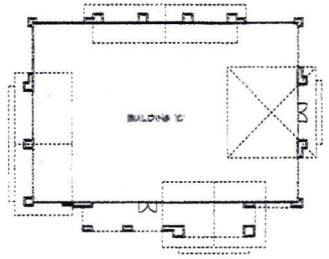
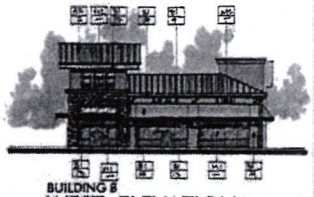
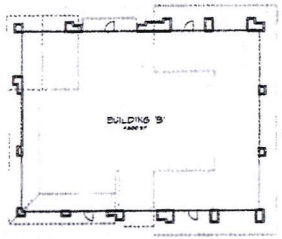
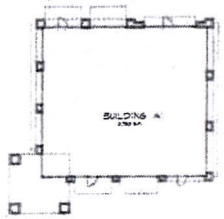


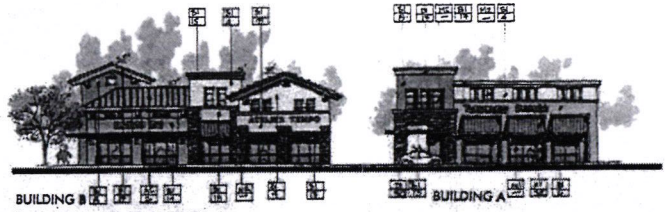


BUILDING B
WEST ELEVATION

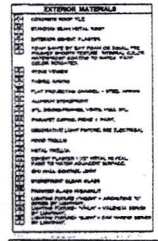
BLDG. B
EAST ELEVATION

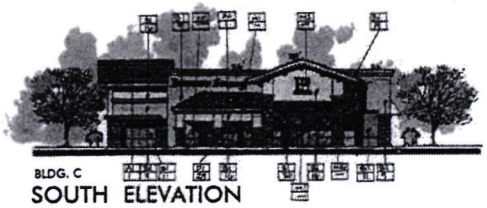




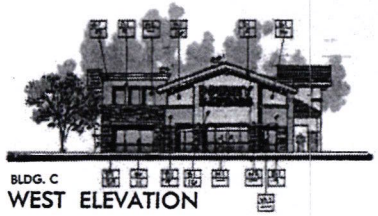


BUILDING B — BUILDING A
SOUTH ELEVATION

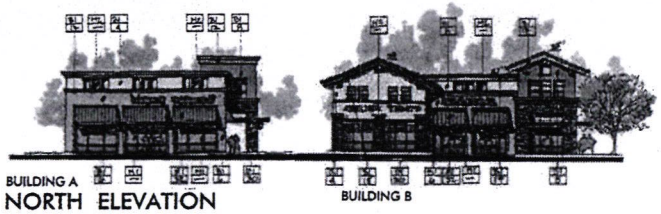




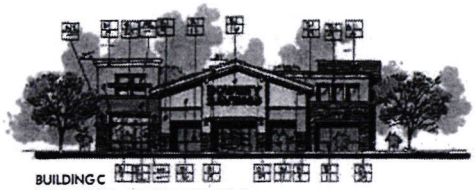
BLDG. C
SOUTH ELEVATION



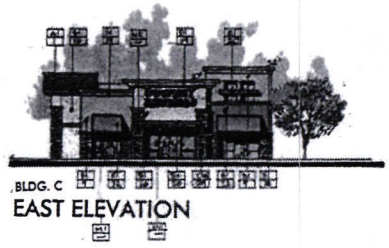
BLDG. C
WEST ELEVATION



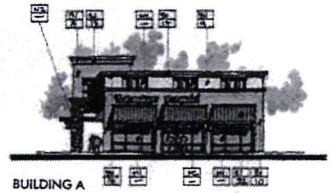
BUILDING A — BUILDING B
NORTH ELEVATION



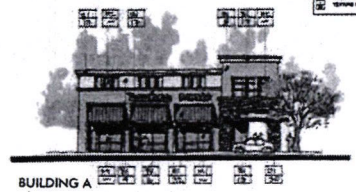
BUILDING C
NORTH ELEVATION



BLDG. C
EAST ELEVATION



BUILDING A
EAST ELEVATION



BUILDING A
WEST ELEVATION

ELEVATIONS - BLDG. 'A', 'B', & 'C'

CAPITAL VILLAGE

NEC ZINFANDEL & INTERNATIONAL
RANCHO CORDOVA, CALIFORNIA

REVISION DATE JULY 24, 2006
REVISION DATE: APRIL 10, 2006
REVISION DATE JANUARY 16,2006
DATE: NOVEMBER 08, 2005
NADEL JOB#: 0#264.00

DSL SERVICE COMPANY
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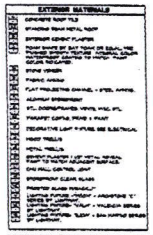
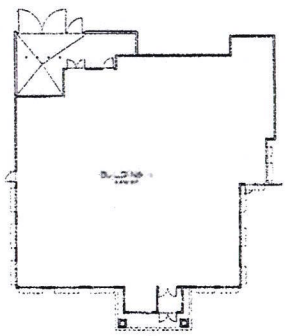
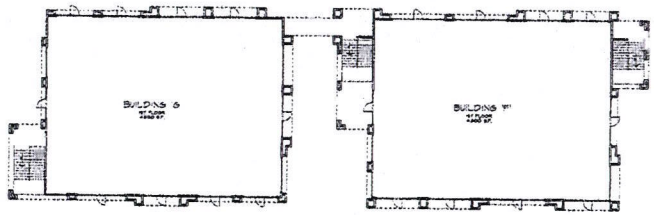
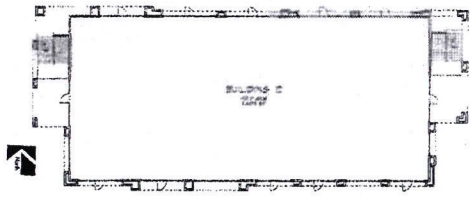




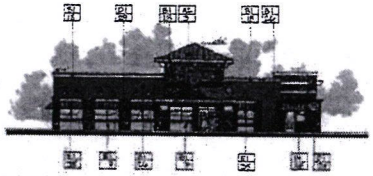
PLAN



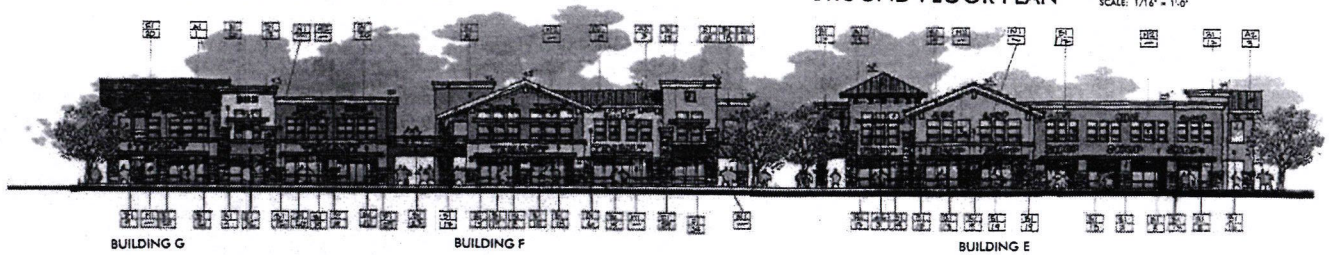
GROUND FLOOR PLAN SCALE: 1/16" = 1'-0"



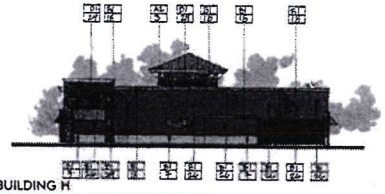
GROUND FLOOR PLAN SCALE: 1/16" = 1'-0"



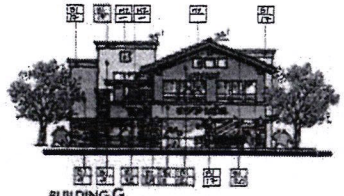
BUILDING H
SOUTH ELEVATION SCALE: 1/16" = 1'-0"



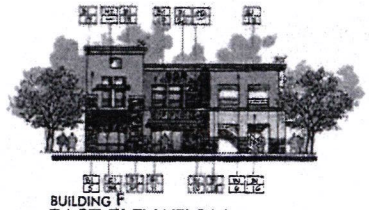
BUILDING G BUILDING F BUILDING E
SOUTH ELEVATION SCALE: 1/16" = 1'-0"



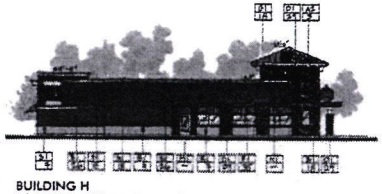
BUILDING H
NORTH ELEVATION SCALE: 1/16" = 1'-0"



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



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



BUILDING H
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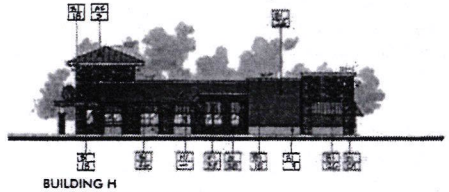

BUILDING H
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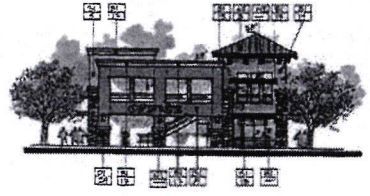
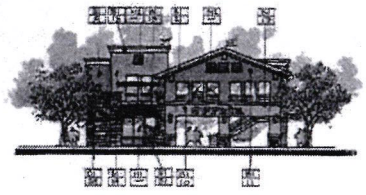


BUILDING E
WEST ELEVATION SCALE: 1/16" = 1'-0"



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

ELEVATIONS - BLDG. 'H', BLDG. 'E', BLDG 'F' & BLDG 'G'

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REVISION DATE JULY 24, 2006
REVISION DATE: APRIL 10, 2006
REVISION DATE MARCH 09,2006
REVISION DATE JANUARY 18,2006
DATE: NOVEMBER 08, 2005
NADEL JOB#: 0426A.00

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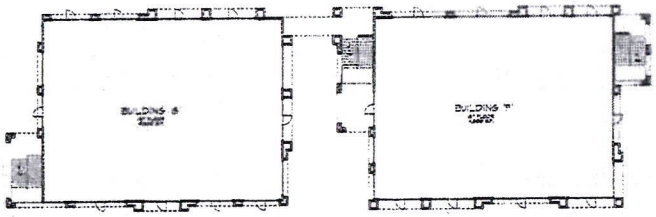
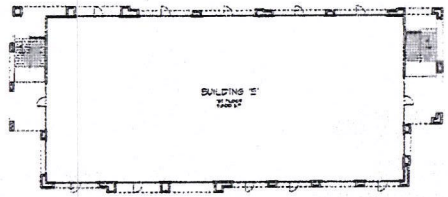
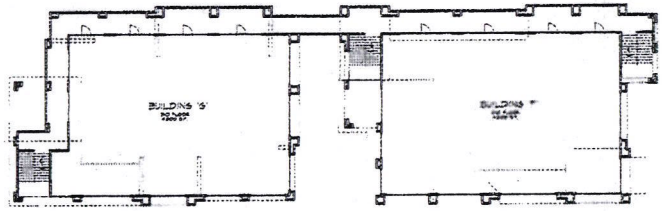


GROUND FLOOR PLAN SCALE: 1/16" = 1'-0"



GROUND FLOOR PLAN SCALE: 1/16" = 1'-0"



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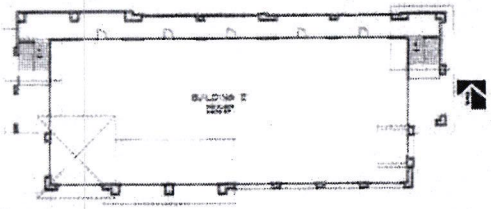
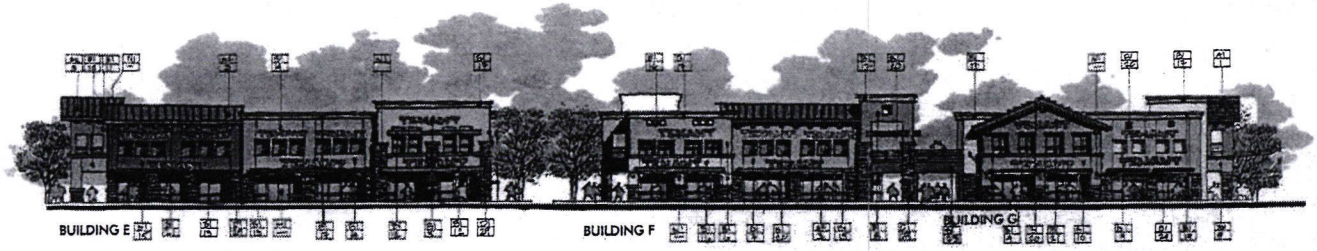
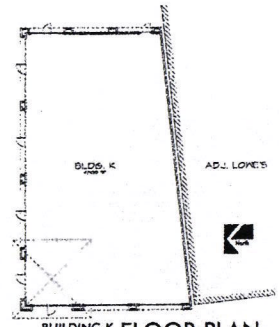


SECOND FLOOR PLAN SCALE: 1/16" = 1'-0"

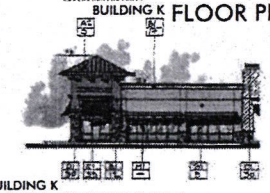


BUILDING E BUILDING F BUILDING G

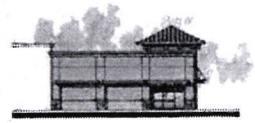
NORTH ELEVATION



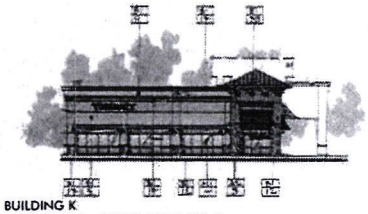
BUILDING K FLOOR PLAN SCALE: 1/16" = 1'-0"



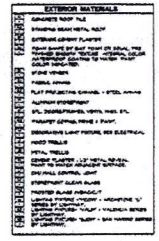
BUILDING K
WEST ELEVATION SCALE: 1/16" = 1'-0"



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



BUILDING K
NORTH ELEVATION SCALE: 1/16" = 1'-0"



REVISION DATE JULY 24, 2006
REVISION DATE JANUARY 18,2006
DATE: NOVEMBER 08, 2005
NADEL JOB#: 04264.00

ELEVATIONS - BLDG. 'E', BLDG. 'F', BLDG.'G' & BLDG.'K'

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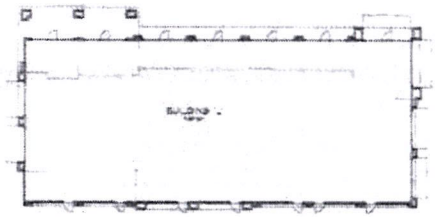
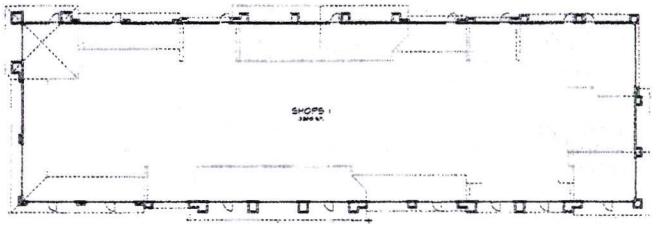


PLAN SCALE: 1/16" = 1'-0"



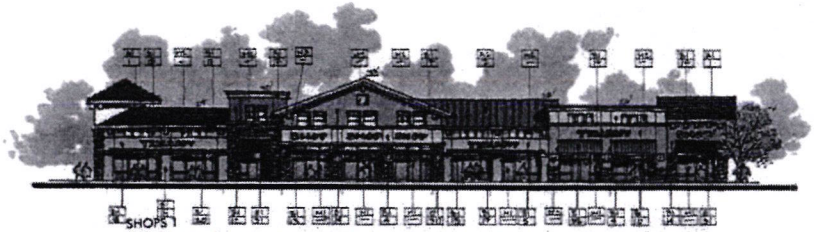
PLAN SCALE: 1/16" = 1'-0"

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

BUILDING J
SOUTH ELEVATION SCALE: 1/16" = 1'-0"

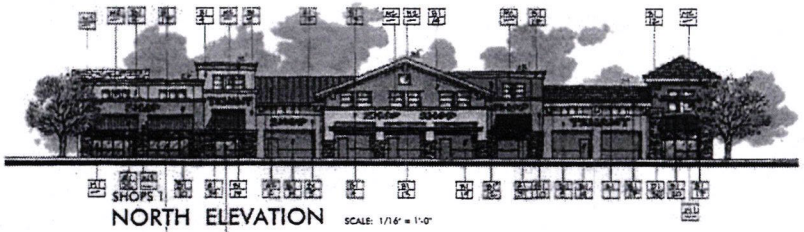
BUILDING J
EAST ELEVATION SCALE: 1/16" = 1'-0"

BUILDING J
NORTH ELEVATION SCALE: 1/16" = 1'-0"

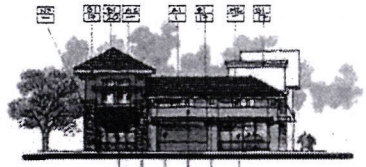


SHOPS 1
SOUTH ELEVATION SCALE: 1/16" = 1'-0"

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



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



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

REVISION DATE JULY 24, 2006
REVISION DATE: APRIL 10, 2006
REVISION DATE JANUARY 18,2006
DATE: NOVEMBER 08, 2005
NADEL JOB#: 04264.00

ELEVATIONS - SHOPS 1 & BUILDING 'J'

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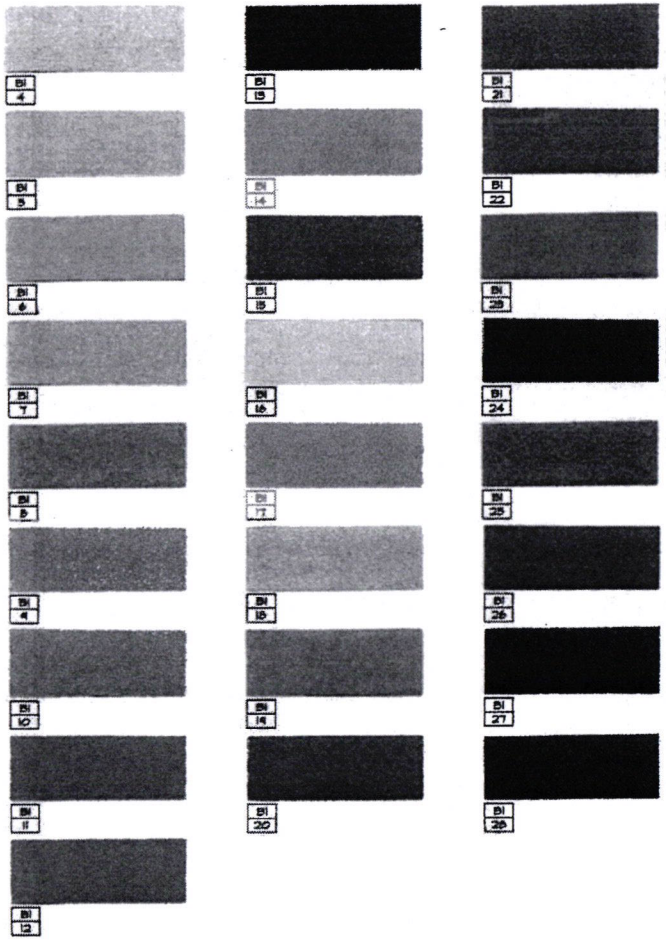
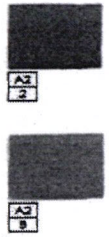
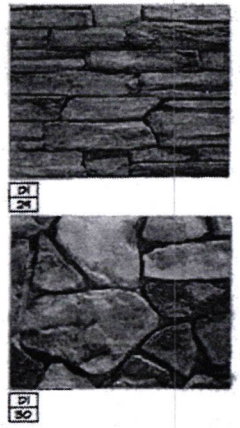
BUILDING COLORS



STANDING SEAM METAL ROOF



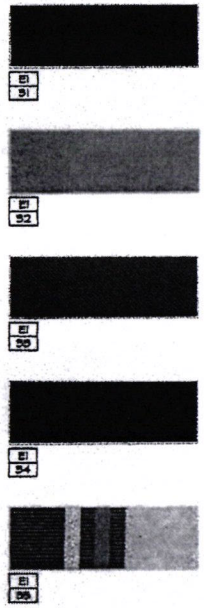
STONE VENEER



STORE FRONT

FLAT CONCRETE ROOF TILE

FABRIC AWNING



EXTERIOR MATERIALS

A1	CONCRETE ROOF TILE
A2	STANDING SEAM METAL ROOF
B1	EXTERIOR CEMENT PLASTER
C1	FOAM SHAPE BY BAY FOAM OR EQUAL, PRE FINISHED SMOOTH TEXTURE INTEGRAL COLOR WATERPROOF COATING TO MATCH PAINT COLOR INDICATED.
D1	STONE VENEER
E1	FABRIC AWNING
E2	FLAT PROJECTING CHANNEL & STEEL AWNING.
F1	ALUMINUM STOREFRONT
G1	STL. DOORS/FRAMES, VENTS, MISC. STL.
G2	PARAPET COPING, PRIME & PAINT.
H1	DECORATIVE LIGHT FIXTURE, SEE ELECTRICAL
J1	WOOD TRELLIS
J2	METAL TRELLIS.
K1	CEMENT PLASTER 1 1/2" METAL REVEAL, PAINT TO MATCH ADJACENT SURFACE.
L1	CMU WALL CONTROL JOINT
M1	STOREFRONT CLEAR GLASS
M2	FROSTED GLASS W/BACKLIT

EXTERIOR COLORS AND FINISHES

1	"SMOKEY" - LIGHT WEIGHT SPLIT SHAKE BY "MONIER LIFETILE"
2	"CHESTNUT BROWN" BY AEP SPAN
3	"OLD ZINC GRAY" BY AEP SPAN.
4	"EGGNOG" - 566 BY ICI PAINT
5	"GOLDEN WHEAT" - 476 BY ICI PAINT
6	"CORSICAN TREASURE" - 424 BY ICI PAINT.
7	"AMBER WAVES" - 8243M BY FRAZEE PAINT.
8	"CREAM BRULEE" - 414 BY ICI PAINT
9	"CINNAMON SPICE" - 8254M BY FRAZEE PAINT.
10	"BURMA ROAD" - 330 BY ICI PAINT.
11	"AUTUMN BLUSH" - 525 BY ICI PAINT.
12	"TOPAZ GEM" - DE 985 BY DUNN EDWARDS PAINT
13	"BRINY DEEP" - 8576N BY FRAZEE PAINT.
14	"MEADOWOOD" - SP 129 BY DUNN EDWARDS PAINT.
15	"WOODEN OAR" - 8675D BY FRAZEE PAINT
16	"CHATEAU" - SP 100 BY DUNN EDWARDS PAINT.
17	"HERON GREY" - 523 BY ICI PAINT.
18	"TRADITIONAL TAN" - 585 BY ICI PAINT
19	"WOODRUFF" - 370 BY ICI PAINT.
20	"GOOD EARTH" - 265 BY ICI PAINT.
21	"BRICK DUST" - 211 BY ICI PAINT
22	"RESIDENCE ROW" - 266 BY ICI PAINT
23	"SCENIC ROSE" - 168 BY ICI PAINT.
24	"ABERDEEN PLACE" - 60 BY ICI PAINT.
25	"NAPOLEON" - 8485D BY FRAZEE PAINT
26	"RED MAPLE" - BY ICI PAINT
27	"SOUTHERN VERANDA" - BY ICI PAINT.
28	"PHANTOM BLUE" - BY ICI PAINT
29	"SAWTOOTH" RUSTIC LEDGE - BY ELDORADO STONE.
30	"COGNAC" COUNTRY RUBBLE - BY ELDORADO STONE.
31	"ALPINE" 4655 - BY SUNBRELLA.
32	"TUSCAN" 4671 - BY SUNBRELLA.
33	"MEDITERRANEAN BLUE" 4652 - BY SUNBRELLA.
34	"MAHOGANY" 4667 - BY SUNBRELLA.
35	"WHITE GREEN AND RED" - CHILI'S.
36	CLEAR ANODIZED ALUMINUM
37	PRIME AND PAINT W/ SEMI GLOSS ENAMEL

COLOR & MATERIAL BOARD

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RANCHO CORDOVA, CALIFORNIA

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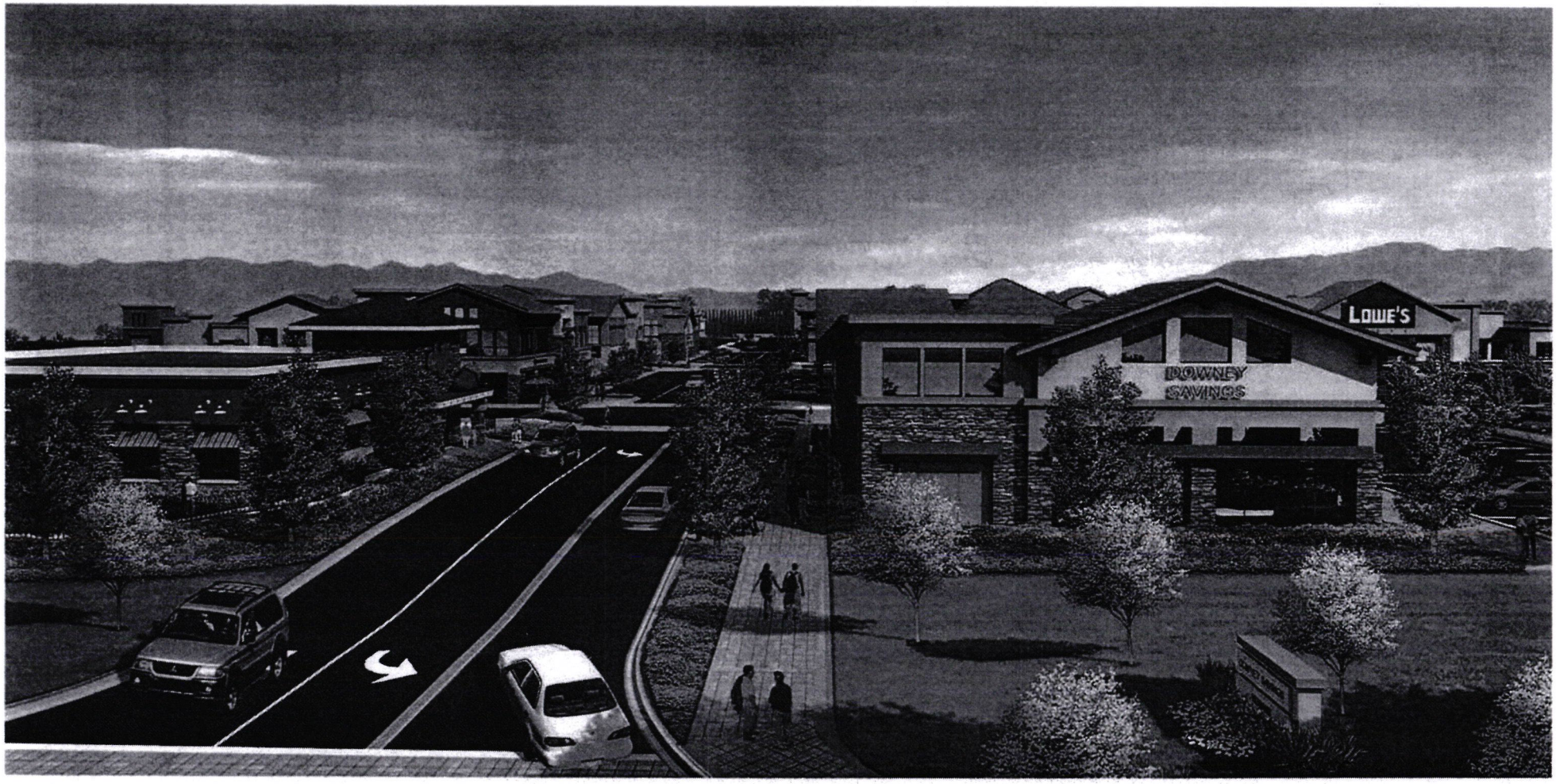

Rancho Cordova Aerial

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Rancho Cordova Main Street View

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Rancho Cordova Main Street View

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Rancho Cordova Main Street View

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LOWE'S - Home Improvement Warehouse

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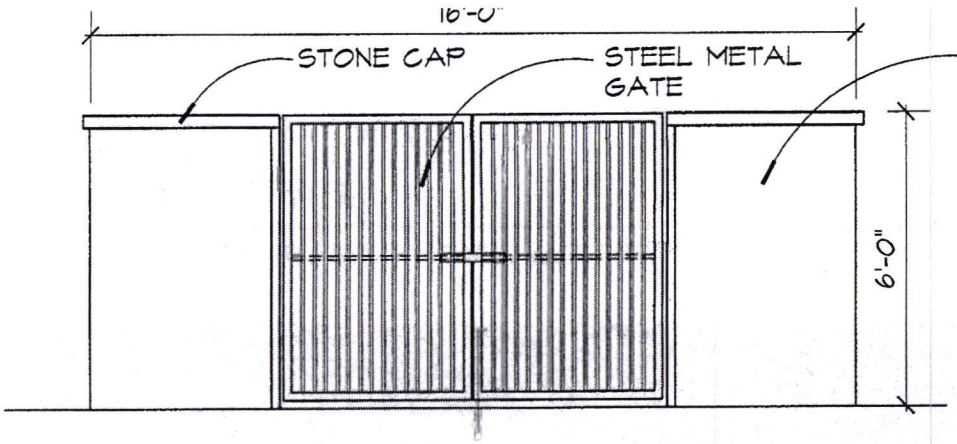
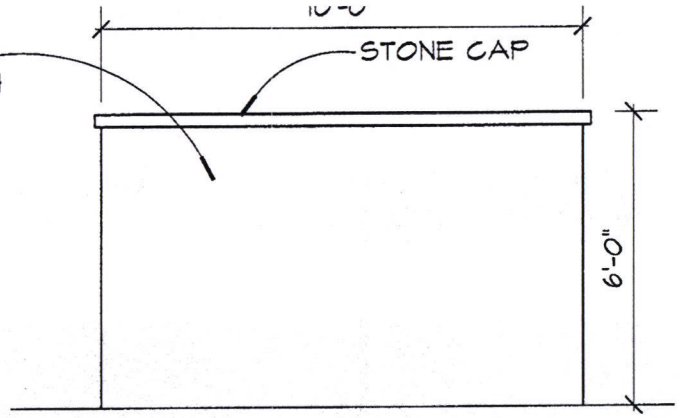
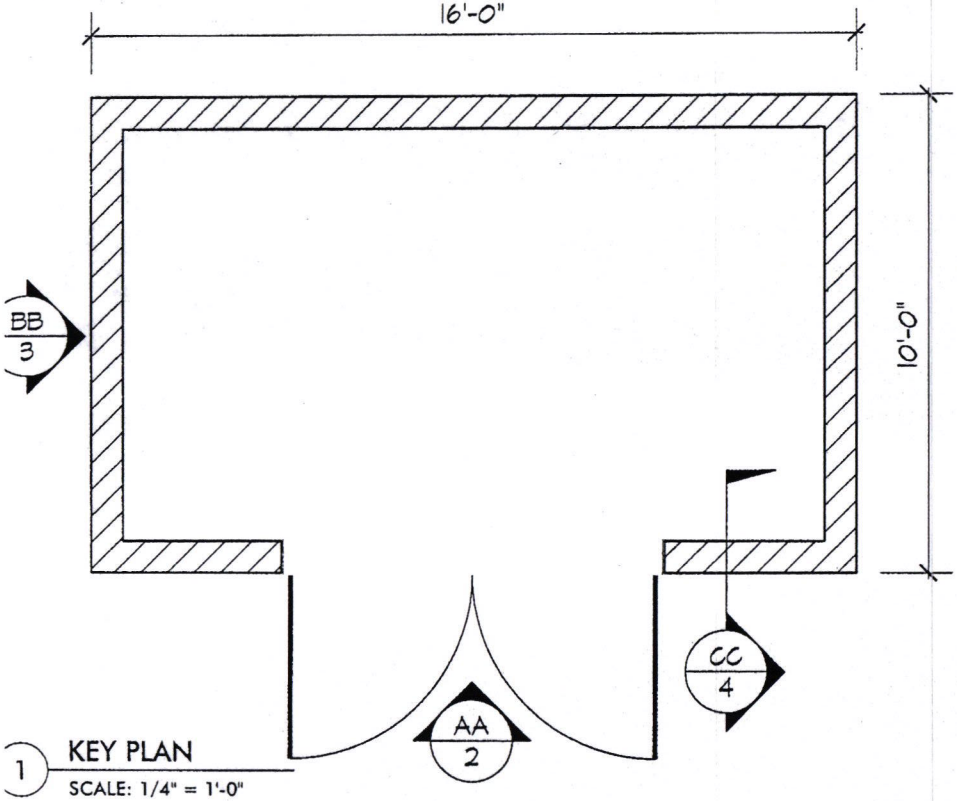


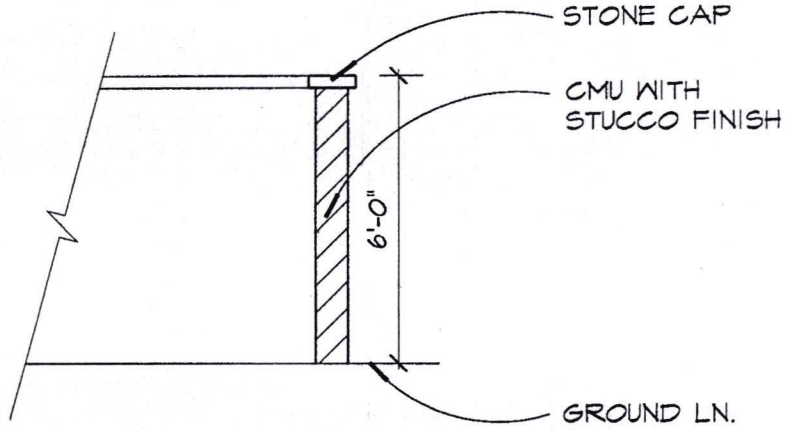
2 ELEVATION A-A
SCALE: 1/4" = 1'-0"



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



1 KEY PLAN
SCALE: 1/4" = 1'-0"



4 SECTION C-C
SCALE: 1/4" = 1'-0"

TRASH ENCLOSURE

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DATE: SEPTEMBER 14, 2006
NADEL JOB#: 04264

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NADEL RETAIL

DRAFT - Conditions of Approval (Amends prior COAs approved 7-5-06)

RC 05-193, Capital Village Commercial

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
1.	This approval is for entitlements for a commercial shopping center with 307,464 square feet on 27.4 net acres, including: Tentative Parcel Map for thirteen parcels (final revision 5-31-06) and Preliminary Site Plan (dated 5-23-06), and Commercial Design Review (dated October 2, 2006). The project shall be constructed in substantial compliance with these documents.	On-Going	Planning	
2.	The Applicant shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	On-Going	Planning	
3.	The Tentative Parcel Map approval is valid for three years from the date of City Council approval, unless an extension of time is subsequently approved per Government Code Section 66452.6(e).	Three years, commencing with date of City Council Approval	Planning	
4.	The Applicant shall implement the Conditions of Approval related to the commercial development approved as part of the original Capital Village entitlements (project 04-123). If a conflict exists between the Conditions for project 04-123 and the Conditions for project 05-193, the Conditions for 05-193 shall prevail.	On-Going	Planning and referenced agencies	
5.	The Application shall implement the Mitigation Measures contained within the Final Supplemental Mitigated Negative Declaration dated June 2006.	On-Going	Planning and referenced agencies	

Exhibit B

DRAFT - Conditions of Approval (Amends prior COAs approved 7-5-06)

RC 05-193, Capital Village Commercial

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
6.	Repair all damage to the existing road system attributed to the construction of the project, as determined by the Public Works Director.	On-Going	Public Works	

	Prior to Issuance of Grading or Improvement Plan Approval			
7.	The residential and commercial portions of the project are required to pay a combined off-site mitigation fee to SMAQMD in order to reduce operational related emissions to a less than significant level (since the residential developer paid $137,036 to SMAQMD on April 1, 2005, the commercial developer must pay the remainder value of the final calculated fee). The final amount of the fee is to be negotiated between the project applicant and SMAQMD based on the City approved Air Quality Mitigation Plan. ***Mitigation Measure***	Prior to Grading Permit	Planning and SMAQMD	
8.	Applicant shall pay any outstanding staff costs associated with the preparation and processing of the Tentative Parcel Map, Site Plan, Design Review package and related documents.	Prior to Improvement Plan approval or Grading Permit	Planning	
9.	All access points into the commercial site shall be approved by the Public Work Department and shall meet the following criteria unless otherwise approved by the City: • Access points on International Drive will be right-in/right-out only. • With the exception of the Main Street signal, no additional access points shall be permitted along Zinfandel Drive.	Prior to Improvement Plan approval	Public Works	

	• Mid-block left turn access to or from International Drive or Zinfandel Drive shall not be permitted. Left turn movement shall occur to or from International and Zinfandel Drive at signalized intersections.			
10.	A copy of the road maintenance agreement shall be provided to the Fire District with the site improvement or Civil Engineering drawings upon submittal for review. If the roadway agreement is not provided with the site improvement or civil engineering drawings, it shall be presented to the Fire District prior to the issuance of any construction permit.	Prior to Improvement Plan approval or Grading Permit	Metro Fire	
11.	Plans shall be submitted to the fire prevention bureau showing hydrant locations for review and approval prior to construction. Fire hydrant details and fire department notes shall be shown on the site plans or improvement drawings.	Prior to Improvement Plan approval	Metro Fire	
12.	Applicant shall show truck routes on improvement plans and verify adequate geometry utilizing AutoTurn or equivalent method.	Prior to Improvement Plan approval	Public Works	
13.	A tree removal and protection plan shall be provided for the Zinfandel frontage. A tree survey shall be provided with the size and species noted. The plan shall indicate which trees are to be removed and which will remain as part of the landscape plan. Existing trees shall remain where compatible with landscape plan.	Prior to Improvement Plan approval	Planning	
	Prior to Final Map			
14.	Reciprocal access and roadway maintenance agreements shall be provided for the interior roadways of the proposed complex/subdivision. The roadway maintenance and reciprocal access agreements shall be recorded with the Public Recorders Office having jurisdiction and shall provide for the following: • Provisions for the necessary repair and maintenance of the	Prior to Final Map	Public Works / Metro Fire	

	roadway surface. • Removal of vegetation overgrowing the roadway and infringing on the roadway clear vertical height of thirteen feet six inches (13'6") and/or width of twenty feet (20'). • Provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE LANE signage or striping. • Provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems • Unrestricted use of and access to the roadways covered by the agreements. • Provisions for the control of vehicle parking in prohibited areas and a mechanism for the removal of vehicles illegally parked.			
15.	Dedicate a standard 12.5 foot Public Utility Easement for underground facilities and appurtenances adjacent to all public ways.	Prior to final map	Public Works	
	Prior to Issuance of Building Permits			
16.	Applicant shall submit for review and approval a comprehensive sign package for all signs to be used on the property. The signs shall be consistent with the Capital Village Special Planning Area document, City Design Guidelines and Sign Code. The approval process for Commercial Design Review shall be followed.	Prior to first sign permit issuance	Planning	
17.	On site fire protection devices, hydrants, and adequate water supply shall be installed and approved by the Metro Fire, prior to combustible materials stored on site. Approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the route of the fire apparatus access roadway. The required fire hydrants shall be installed and operational prior to any construction or on-site storage of combustible materials. The minimum required fire flow for the protection of commercial developments with an area per building not exceeding 3,600 square feet is 1,500 gallons per	Prior to Building Permits (except for foundation only)	Metro Fire	

	minute (gpm) at a pressure of 20 pounds per square inch (psi) for a two-hour duration. Foundation only permits are allowed without this condition being met, but all fire protection requirements shall be met prior to storage of combustible materials or the construction of vertical building elements.			
18.	Provide access roadways with all weather driving surfaces 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. The access roadways shall be capable of supporting the imposed loading of fire apparatus and shall extend to within 150 feet of all portions of the exterior walls of the first story of any proposed building. Foundation only permits are allowed without this condition being met, but all fire protection requirements shall be met prior to storage of combustible materials or the construction of vertical building elements.	Prior to Issuance of Building Permit (except for foundation only)	Metro Fire	
19.	To fulfill its traffic impact fee obligation, the Landowner shall pay transportation impact fees at the rate of $12.83 per square foot prior to the issuance of a building permit. The fee shall be annually adjusted in March of each year using the adjustment factor contained in Chapter 16.84.130 of Ordinance No. 33-2005 for the Citywide Transportation Impact Fee.	Prior to Issuance or related Building Permit	Public Works	
20.	Building designs shall be consistent with approved design review documents, with the following stipulations: • Final designs shall be reviewed during plan check to ensure consistency with design approvals. Changes to building materials and architectural design are permitted at the discretion of the Planning Director, if changes will provide a greater diversity of building materials or enhancements to building design. • Tinted windows that do not allow visibility into buildings from the public sidewalk and/or parking areas are prohibited.	Prior to Building Permit	Planning	

	• Windows and doors shall be installed as indicated on design approval documents for individual tenant spaces but may be added to any façade to improve pedestrian access and visibility. Under no circumstances shall window areas on facades facing public streets be removed or reduced in size from that shown on the design approval documents.			
21.	The applicant agrees to assist the City in the establishment of the Rancho Cordova Downtown Business Improvement District (BID) by: contributing $40,000 towards the establishment of the BID; and entering into an agreement with the City to participate in BID once established and paying the related assessments.	Prior to Building Permit	Economic Development	
	Prior to Final Inspection / Occupancy Permits			
22.	The developer shall submit complete final landscape and hardscape plans for review and approval, with the following information and specifications: • Detailed plant material and irrigation plans for review and approval. • Landscaping materials and placement shall follow crime prevention principles. • Planters along Main Street shall be a minimum of 6'-0" in width. • Shift Building F and Building G a minimum of 4'-0" to the north to create a minimum 24'-0" of sidewalk adjacent to Main Street. • Final locations and plans for kiosks, trellises, column features, benches, signs and other hardscape elements.	Prior to First Final Inspection	Planning / Police	
23.	The applicant shall design, obtain necessary approvals for, construct, install, and dedicate to the City a traffic signal at the intersection of the proposed roadway located at the proposed entry on Zinfandel Drive ("Main Street"), between Data Drive and International Drive, to the satisfaction of Public Works and consistent with project approvals. Prior to the final inspection of the 501st residential dwelling unit or the first	Prior to the final inspection / occupancy of the 501st residential unit or the first	Public Works	

	commercial structure, whichever comes first, the applicant shall enter into construction contracts and commence actual physical construction of said improvements.	commercial structure, whichever comes first		
24.	The project proponent shall construct a 7-foot tall noise barrier along the rear of the primary anchor truck delivery and loading dock area with the proposed commercial use area. This barrier shall be constructed of concrete masonry materials or other materials determined appropriate by the City (wood is prohibited). Load dock usage shall be limited to daytime hours (7 A.M. to 10 P.M.) ***Mitigation Measure***	Prior to final inspection of Major 1	Planning	
25.	The project proponent shall construct the following parapet walls for sound mitigation, as follows: • Major 2 and Major 3. Construct a 2-foot tall parapet along the east rooflines of the retail buildings. • Major 1. Construct a 6-foot tall parapet along the east and south rooflines of the building. • Major 4. Construct a 3-foot tall parapet adjacent to the proposed residential uses. As an alternative to these parapets, a more detailed HVAC analysis may be performed when HVAC plans become available. At that time, the building parapet heights may be re-evaluated, at the City's discretion. Regardless, all HVAC mechanical equipment shall be shielded from sight by rooftop parapets. ***Mitigation Measure***	Prior to final inspection of applicable building	Planning	
26.	Install public street improvements, including but not limited to sidewalk and landscape improvements along the property right-of-way pursuant to project approvals to the satisfaction of the City.	Prior to final inspection	Planning / Public Works	
27.	The project proponent shall replace perimeter light poles and related	Prior to first	Planning /	

	equipment along International Drive, Zinfandel Drive and Data Drive as required by COA # 79 adopted March, 2005 as part of the Capital Village entitlements.	final inspection	Public Works	
28.	The applicant shall install transit shelters at all existing and proposed stops as required by COA # 80 adopted March, 2005 as part of the Capital Village entitlements.	Prior to first final inspection	Planning / Public Works / Regional Transit	
29.	The project proponent shall demonstrate that the bridge design is consistent with the architecture and site planning of the Main Street commercial area prior to final inspection of any Main Street buildings.	Prior to final inspection of any Main Street building	Planning/Metro Fire/Public Works	
30.	The project proponent shall enter into an agreement with the City to allow the use of Main Street, including the sidewalk and plaza area on both sides for periodic and seasonal event. At a minimum the agreement shall include provisions for the following: • The ability to close off a portion of Main Street as needed for events. • Needed facilities will remain operational and available for events (electrical outlets on light poles, hose bibs, sewer clean-outs) • Weekly farmer's market (during spring and summer months). • Seasonal events such as (but not limited to) holiday celebration, and 4th of July celebration. • Combined events with the park district held in the park on the opposite side of the bridge.	Prior to final inspection of Major 1, Building E, or Building K	City Manager/ Planning	
31.	As specified in the Capital Village, Residential COA/MMRP approvals and Capital Village Final Supplemental MND the following intersection improvements shall be completed by the project proponent or others: • Zinfandel Drive/Data Drive • Zinfandel Drive/White Rock Road • Data Drive/Disc Drive	Prior to final inspection	Public Works	

	• Kilgore Road/White Rock Road ***Mitigation Measure***			
32.	The project proponent for the commercial portion of the project shall pay their "fair share" to construct an additional northbound right turn lane at the intersection of Prospect Park Drive, Data Drive, and White Rock Road. The amount of the "fair share" payment is $30,000 in addition to the Traffic Impact Fee. ***Mitigation Measure***	Prior to final inspection	Public Works	
33.	The project proponent for the commercial portion of the project shall pay their "fair share" to construct an additional northbound through lane for the intersection of Zinfandel Drive and Folsom Boulevard. This would result in two protected left turn lanes, two through lanes, and an exclusive right turn lane for the northbound portion of the intersection. The amount of the "fair share" payment is $120,000 in addition to the Traffic Impact Fee. ***Mitigation Measure***	Prior to final inspection	Public Works	
34.	The developer shall obtain building permits and complete exterior improvements on all Main Street buildings (Building A, B, E, F, G, and K) prior to the issuance of the first occupancy permit for any of these buildings.	Prior to final inspection of first building on Main Street	Planning	
35.	Sign permits shall be obtained from the building department prior to occupancy of the related tenant and shall be determined to be in compliance with an adopted sign review package for the Capital Village Commercial project.	Prior to occupancy of related tenant space	Building / Planning	
36.	The applicant shall submit truck routing plan for access to Major 1, Major 2 and Major 3 that does not use internal residential streets. The diagram	Prior to occupancy of	Planning / Public Works	

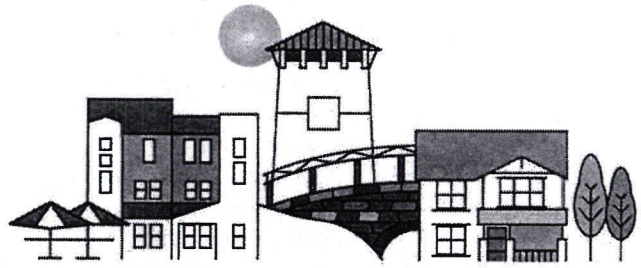
	shall be submitted for review and approval by the Planning Director and Public Works Director.	Major 1,2 or 3		
37.	Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than six (6) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background. Where multiple occupancies are serviced by vehicular access to the rear of the building via any driveway, alleyway, or parking lot the numbers or addresses shall be displayed on the rear of the building.	Prior to occupancy of related building	Planning / Metro Fire	
38.	All structures proposed for this project shall be equipped with an approved automatic fire sprinkler system. The automatic fire sprinkler system shall be designed to NFPA 13 standards.	Prior to occupancy of related building	Metro Fire	
39.	Approved fire hydrants shall be spaced at 300-foot intervals along the route of the interior access roadway. The fire hydrants shall be capable of supplying a minimum fire flow of 1,500 gallons per minute at 20 pounds per square inch of pressure.	Prior to final inspection	Metro Fire	
40.	Traffic calming measures, speed bumps, humps, etc. shall not be installed in fire apparatus access roadways.	Prior to final inspection	Metro Fire	
41.	Bicycle parking facilities shall be provided on-site as shown on the approval document and in compliance with the Air Quality Mitigation Plan. Each parcel shall be inspected for compliance prior to final inspection / occupancy. A minimum of two bicycle racks shall be installed to close to each building entrance and shall be installed a minimum of 2.5 feet from walls and other obstructions (to allow room for bicycle to fit). Rack shall be moved if incorrectly placed.	Prior to Final Inspection / Occupancy	Planning	
42.	Storage of materials on the perimeter of buildings and outside identified loading areas is strictly prohibited unless approved through the design	Prior to Final Inspection	Planning	

	review process or allowed with a temporary use permit. A note shall be added to final approval documents.			
43.	Final design for light standards for parking areas and along Main Street shall be submitted for review and approval by the Planning Director, shall be installed as indicated on design approvals, and shall meet the following requirements: • If a concrete base is used, it shall be composed of exposed aggregate concrete or another decorative finish as approved by the Planning Director. • Light standards along Main Street shall have operational electrical outlets for seasonal lights (at top) and for seasonal events (at bottom) and shall have banner poles.	Prior to First Final Inspection	Planning	
44.	The east end of Main Street shall be equipped with the following to accommodate periodic and seasonal events: • Electrical outlets • Hose bibs • Sewer clean-outs	Prior to First Final Inspection of Major 1, Building K, Building E	Planning / Public Works	
45.	The applicant shall install Kiosks as require by COA # 72 adopted March, 2005 as part of the Capital Village entitlements. Kiosk design shall be submitted to the Planning Director for review and approval and shall match building architecture and site plan elements.	Prior to Final Inspection of First Commercial Building	Planning	
46.	The installation of security gates is regulated by the Sacramento County Fire Code, emergency access gates and barrier requirements. All proposed vehicle and pedestrian access gate installations shall be in full compliance with this regulation. Gates and fencing shall not be installed without plan review and approval by the Fire District. A gate shall be provided at the entrance to the rear loading area of the Major 1 facility. This shall provide a physical as well as a visual screen.	Prior to Final Inspection	Metro Fire/ Planning	

DRAFT - Conditions of Approval (Amends prior COAs approved 7-5-06)

RC 05-193, Capital Village Commercial

47.	Trellis features provided in parking lots shall be designed to match building architecture. Final design shall be submitted to the Planning Director for review and approval and shall be consistent with building architecture and other landscape plan elements.	Prior to Final Inspection	Planning	
48.	Entry column feature as provided in the landscape plan and located at the Main Street entrance shall be redesigned to match building architecture and other site plan elements and shall include a "Capital Village" moniker. The final design shall be submitted to the Planning Director for review and approval.	Prior to Final Inspection	Planning	
49.	All vendor carts and outdoor storage of materials shall require a temporary use permit. Tenants shall be notified of this condition prior to occupancy of buildings. Seasonal displays and the outdoor storage of materials are strictly prohibited on the north wall of Major 1 along Main Street.	Prior to Final Inspection	Planning	
50.	A shopping cart management plan shall be provided for each major building to the Planning Director for review and approval prior to occupancy of Major 1, 2, 3 or 4.	Prior to Final Inspection of related building	Planning	
51.	Each structure shall be constructed according to the approved elevations and plans. Each building shall be inspected for compliance by the Planning Director prior to final inspection / occupancy.	Prior to Final Inspection / Occupancy of each building	Planning	
52.	Final landscape plans for each parcel shall be reviewed by the Director of Planning to insure consistency with proposed plans.	Prior to Final Inspection / Occupancy	Planning	
53.	All public improvements shall be reviewed and accepted by Public Works.	Prior to Final Inspection and Occupancy of first unit	Public Works	



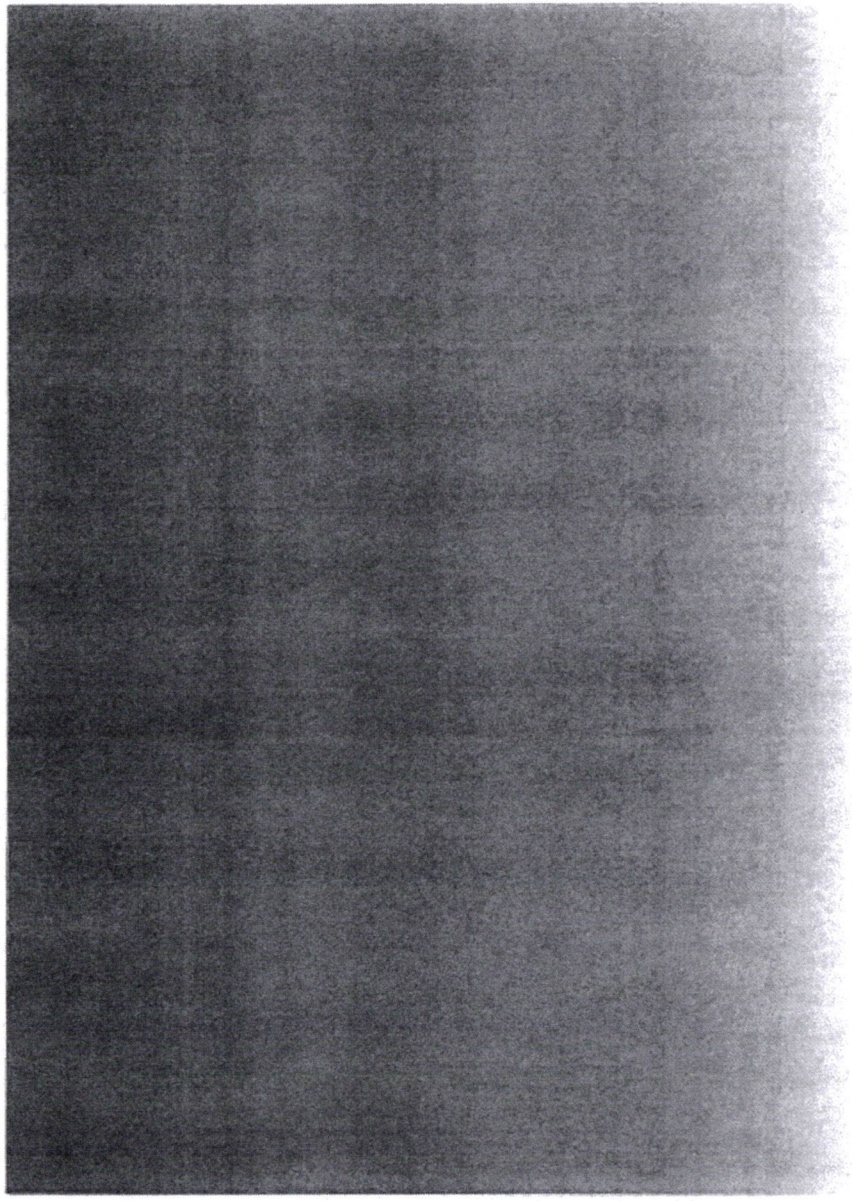
CAPITAL VILLAGE

SIGN CRITERIA

September 19th, 2006

Prepared by Architectural Design & Signs

Attachment 3



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O B J E C T I V E

The objective of the following sign criteria is to provide standards and specifications that assure consistent quality, size, variety and placement for Tenant signs throughout this project. These criteria are also intended to stimulate creative invention and achieve the highest standard of excellence in environmental graphic communication. Such excellence is best achieved though open and frequent dialogue between Tenant, Operator, and the project's graphic design consultant. Signing at Capital Village, Rancho Cordova, California is an integral part of the center's image and appeal, so signs must be thoughtfully designed, placed and proportioned to the individual architectural facade on which they are placed. Care in the design and installation of store signs will enhance customer's appreciation.

OVERVIEW

"Tenant " shall mean Building Owner, Operator or Tenant.

The overview of this criteria is to assist the Tenant and city relationship. The Tenant will be responsible to:

a. Provide base building design and construction information requested by Tenant's sign design consultant.
b. Review, comment and approve tenant sign submission.

In return, the Tenant will be responsible for:

Design, fabrication, permitting and installation of signs, including any structural support and electrical service and any special installation requiring addition or modification to the shell building approved by the Landlord.

This project contains fourteen (14) separate, individually owned parcels. The provision of this document will apply to all property owners, tenants and retailers within the project.

This document is part of the Capital Village project as approved the City of Rancho Cordova. Signs submitted for required permit will be required to be consistent with the provisions of this document.

Maintenance of the Sign.

The tenant shall employ professional sign fabricators and installers approved by the Landlord who are well qualified in the techniques and procedures required to implement the sign design concept The Tenant will abide by all provisions, guidelines and criteria contained within this Capital Village Sign Criteria.

Only those sign types provided for and specifically approved by the Landlord in Tenant's sign submission documents will be allowed. The Landlord may, at his discretion and at the Tenant's expense and after proper notice to Tenant, replace or remove any sign that is installed without Landlord's written consent, or that is not executed in conformance with the approved submission. Tenant shall furnish the Landlord with a copy of all sign fabrication and installation permits prior to installation. City permits shall be required prior to sign installation.

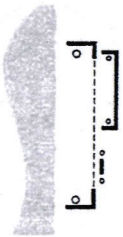
Note: Should the Tenant vacate the premises or change signage, it will be the responsibility of the Tenant to remove the unneeded sign, fastening devices and related sign hardware, and satisfactorily repair and patch holes of their storefront sign area. It is the responsibility of the Tenant to keep the sign in good repair and working condition. If the Tenant fails to fulfill this responsibility, the property owner shall be required to bring the sign and/or building into compliance or risk City enforcement action.

Graphic Examples

Halo Illumination

Standard Channel Letters

Front and Halo lit Channel Letters



Mixed Media: Halo letters on wire mesh background and exposed neon accents

FREE STANDING SIGN TYPES

(A) **Multi-Tenant Monument Sign (Exhibit M1)**

The overall size of the monument sign will be 8' - 2" high (Not including "Capital Village" moniker)

(B) **Single-Tenant Monument Sign (Exhibit M2)**

The overall size of this monument sign will be 4' - 10" high (Not including "Capital Village" moniker)

TENANT WALL SIGNS

Each Tenant is allowed one (1) storefront ID sign above their storefront.
However, specific suites with secondary entrance(s) and or secondary building elevations may incorporate one (1) additional identification sign per elevation, subject to Landlords approval

The size of each Tenant's sign is based on the following calculation:
Two (2) square feet per linear foot of Tenant's store frontage.
The maximum width of any tenant's storefront sign may not exceed seventy-five (75%) percent of the tenants leased storefront.

Signs may identify the business name and a generic word description of the service.
No product identity or specific service description may be displayed

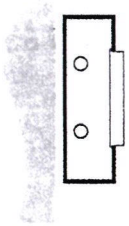
For all Tenants:

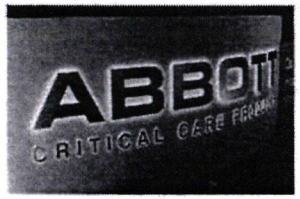
(1) Tenants may be allowed an extra 50% of sign height and 15% of sign area to allow enhancements to graphics and/or architectural balance. However, this option is at the discretion of the Landlord and requires approval of the City Planning Director prior to sign permit approval.

(2) All signs shall be measured for area by drawing a shape (rectangular or other) around each element of the individual signs. For example, measure the area of letters and area of icon and/or logo separately. The sign height shall be the total height of all letter and graphics combined.

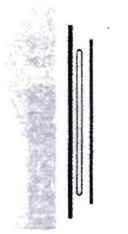
(3) Double stacking of letters is permitted, if the total sign height limit is not exceeded. Adjacent text and graphics shall be considered one (1) sign for height measurement purposes.

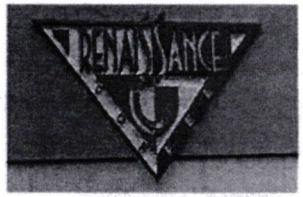
Graphic Examples



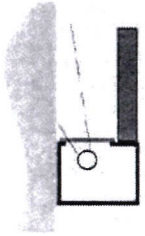


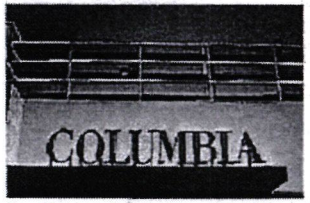
Routed Pushed Through Copy



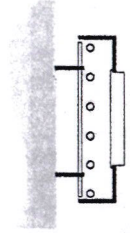


Metal Cut Out Panel with Halo Illumination





Cove lighting effect for free standing letters



A combination of routed and backed up copy out of a halo illuminated panel

TENANT WALL SIGNS (Cont.)

(i) Anchor Tenant (140,000 square feet)

Anchor Tenant is allowed storefront signage based on the following calculations:
- One (1) primary sign is permitted on the front facade.
- The maximum sign height: 8' - 0"
- Maximum sign area per elevation not to exceed 400 square feet.
- Multiple secondary signs are permitted up to the maximum allowable signage area per elevation and not to exceed 2' - 0" in sign height. Words such as: Appliances, Tile, Lumber may be used.

Note: Tenant with building elevations facing multiple exposures such as a parking lot or street, may incorporate one (1) additional sign per elevation at the discretion of the City Planning Director. The area of each sign on additional elevation(s) must be calculated using the same formula as per front elevation. Additional signs are permitted to reinforce multiple storefront concept.

(ii) Major Tenant (5,000 - 50,000 square feet)

Major Tenant is allowed storefront signage based on the following calculations:
- One (1) primary sign is permitted on the front facade.
- The maximum sign height: 4' - 0" (primary facade only)
- Maximum sign area per elevation not to exceed 250 square feet.

Note: Tenant with building elevations facing multiple exposures such as a parking lot or street, may incorporate one (1) additional sign per elevation at the discretion of the City Planning Director (Maximum sign height: 2' - 0").

(iii) Pad Tenants (less than 5000 square feet)

Pad Tenant is allowed storefront signage based on the following calculations:
- One (1) primary sign is permitted on the front facade
- Maximum sign height: 3' - 0" (primary facade only)
- Maximum sign area per elevation not to exceed 150 square feet.

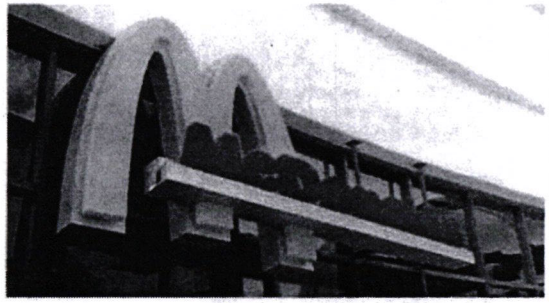
Note: Tenant with building elevations facing multiple exposures such as a parking lot or street, may incorporate one (1) additional sign per elevation at the discretion of the City Planning Director (Maximum sign height: 2' - 0").

(iv) Inline Tenants

Inline Tenant is allowed storefront signage based on the following calculations:
- One (1) primary sign is permitted on the front facade.
- Maximum sign height: 2' - 6"
- Each Tenant is entitled to one (1) sign per elevation of its retail space frontage

Note: Tenant with building elevations facing multiple exposures such as a parking lot or street, May incorporate one (1) additional sign per elevation at the discretion of the City Planning Director (Maximum sign height: 2' - 0")

Mixed Media: Halo illuminated channel letters with an aluminum panel routed copy



Mixed Media: Halo illuminated dimensional "M" logo w/perforated aluminum face and open-faced channel letters on decorative ledge

SIGN STYLES

There are many acceptable sign treatments, however a **Mixed Media** * three-dimensional approach combining several different fabrication and lighting techniques is preferred. Tenants are strongly encouraged to consider the specific architectural style of their facade, the overall concept of the project, the scale of the proposed sign and the critical viewing angles and sight lines when designing appropriate graphics and signs for the storefront. Note that specific locations and surrounding architectural treatments can limit the maximum sign height and length, which may differ from the general guidelines proposed above. The Landlord reserves the right to approve or reject any proposed sign on the basis of the size and placement.

Note: Mixed Media signs are subjected to the height and area limitations defined in the previous section.

Acceptable sign styles may include:
It is the intention of this Criteria, subject to review, to permit:
1. Creative use of standard illuminated channel letters
2. Front and halo illuminated channel letters.
3. Mixed media/dimensional signs using images, icons, logos, etc.
4. Mixed media, 3-dimensional signs painted gold, silver or copper leaf.
5. Halo illuminated letters, 3" deep minimum.
6. Dimensional geometric shapes.
7. Sandblasted; textured, and/or burnished metal-leaf faced letters, pin mounted from facade.
8. Exposed neon if used as an accent, subject to approval by the Operator.

* **Mixed Media** signs are signs employing two or more illumination and fabrication methods.

For example: Halo lit reverse channel letters with exposed neon accents.
Also, although simple rectangular cabinet signs are not allowed, mixed media signs may be composed of elements, one of which may be a panel or cabinet. However, the panel / cabinet sign should not exceed 50% of the total a sign area.

With the Landlord approval, complex shaped (i.e Polyhedron) sign cabinets which is part of a national logo, may be used alone if they incorporate dimensional elements such as push-through letters.

TYPE STYLES & LOGOS

The use of logos and distinctive type styles is encouraged for all Tenants signs. Sign lettering may be combined with other graphics and or dimensional elements denoting the type of business. The tenant may adapt established styles, logos and/or images that are in use on similar buildings operated by the tenant in California, provided that these images are architecturally compatible and approved by the Landlord. The typeface may be arranged in one (1) or two (2) lines of copy and may consist of upper and/or lower case letters. The Tenant should identify trademark protected type and marks in their sign submission to assist the Landlord in the review process.

LIGHTING

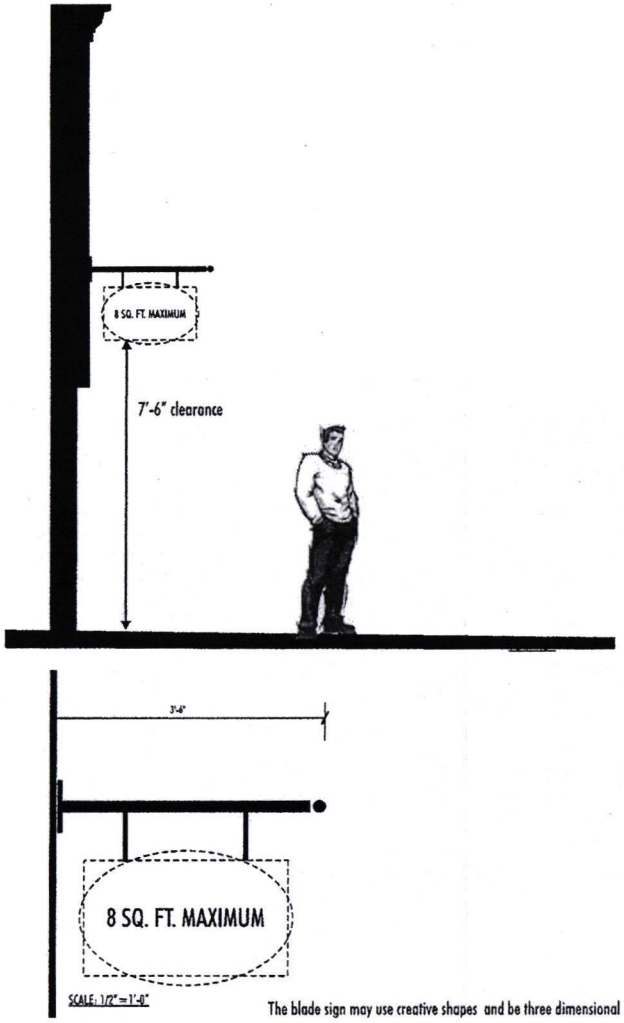
Tenant signs should be creatively illuminated using a variety of lighting techniques. One or more of the following are allowed:

1. Neon or fluorescent contained in letters and panel cabinets
2. Light Emitting Diodes (LED's)
3. Fiber Optics
4. Cove Lighting (Indirect Illumination)
5. Exposed neon accents
6. Incandescent light bulb

If it is determined by Landlord at any time that the primary lighting of Tenants wall sign or blade sign is too intense, the Landlord may require at Tenants expense to install a dimmer switch.

COLORS

The following guidelines are for selecting colors of Tenants signing. The project and the individual building facade will consist of a variety of colors and materials.
The Landlord encourages the tenant to consider these colors when choosing his sign colors.
Signs may incorporate **regionally** and **nationally** recognized logo colors.
Sign colors should be selected to provide sufficient contrast against building background colors.
Sign colors should be compatible with and complement building background colors.
Sign colors should provide variety, sophistication and excitement.
Color of letter returns shall be a contrasting color to the face of the letter.
Neon accent colors should complement related signing elements.
Bright colors such as " Hot Pink " will not be allowed, unless allowed at the discretion by the Property Manager and City Planning Director.



The blade sign may use creative shapes and be three dimensional

Blade Signs / Under Canopy sign

Each tenant is permitted one (1) blade / under canopy sign per customer entrance. The blade sign program requires that each Tenants graphic identity be transformed into a 3-dimensional double-faced sign. The Landlord encourages the tenant to propose blade / under canopy sign design, which enrich the pedestrian environment with a creative use of color and material combined with a strong store name identification.

Additionally:

Blade / under canopy signs may be illuminated or non-illuminated. Illuminated signs must have an external light source.

Blade / under canopy signs shall project no more than 3'-6" from the building face, and shall be no more than 2'-6" in height, with a maximum of Eight (8) square feet of area for each face. Clearance from the underside of the blade sign to be finished common area paving shall be a minimum of 7'-6".

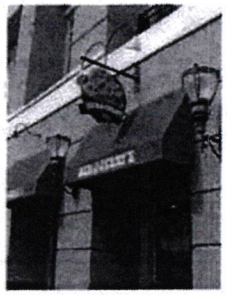
Note: The standard attachment bracket onto which the blade sign is attached will be manufactured by the Landlord's sign contractor.

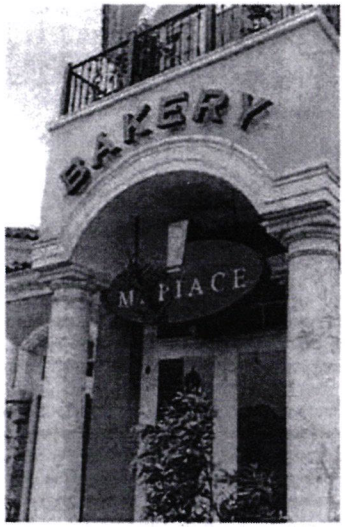
Proposals for blade / under canopy sign designs will be reviewed at the time of the Tenants overall sign design submission. It is the responsibility of the tenant to ensure that his fabrication and installation contractor includes adequate support for the blade sign and all required electrical services and connections.

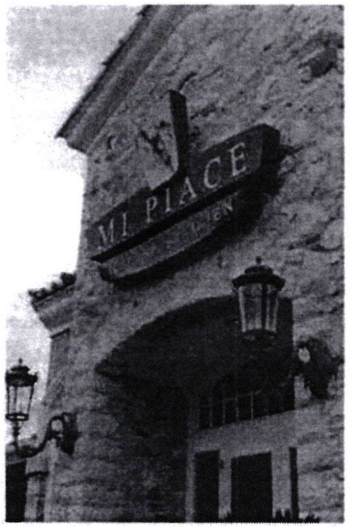
The blade sign may not be the primary store identification sign and will not be included in the calculation for the overall area permitted.

Note: Landlord is not responsible for structural backing or the dedicated primary electrical power that may be required to support the blade sign. This must be coordinated with Tenant's Improvement Contractor prior to installation.

City Sign Permit is required to install or replace.







APPROVAL PROCESS (Landlord / Property Manager)

The Landlord will review and approve Tenant sign submissions and insure their conformance to the project's overall SIGN CRITERIA.

At least thirty (30) days prior to the Landlords' scheduled delivery of the premises, Tenant shall provide the following information to the Landlord for review.

Note: This information is separate from sign approval submission and store design and drawing submissions, and will be used to begin the sign design process.

Store Name;
Store Logo (in color with colors identified);
Store interior materials, colors and finishes.

Allowing reasonable time for Landlord's review and Tenant's revision of submission in advance of sign fabrication, tenant shall submit for Landlord's approval, three (3) sets of complete and fully dimensioned shop drawings of the Tenants sign to the Landlord's Tenant coordinator.

Shop drawings shall include at least the following: Tenants entire building facade elevation, showing the proposed sign, in color drawing to scale of 1/4" - 1'-0"

Storefront (partial building) elevation showing the location, size, color, construction and installation details of the Tenants proposed sign. Typical "section-though" letter and/or sign panel showing the dimensioned projection of the letter or panel face and the illumination method.

Color and material samples together with a photograph (if possible) of a similar installation.

Within thirty (30) days of receipt of the sign submission, the Landlord will approve, as noted, or disapprove with comments the Tenants sign design. Tenant must respond to the Landlords comments and re-submit within fourteen calendar days, and repeat this process until all sign design, fabrication and installation issues are resolved to the Landlord's satisfaction.

APPROVAL PROCESS (City)

The Tenant shall apply for a Sign Permit with the City of Rancho Cordova for review and approval prior to fabrication and installation of any sign(s).

THE FOLLOWING SIGNS AND ELEMENTS ARE PROHIBITED.

1. A sign that consists of only an unadorned rectangular cabinet signs with translucent or opaque faces.
2. Temporary wall signs, pennants, banners, inflatable displays or sandwich boards, unless with specific prior approval from landlord and requiring the issuance of a temporary sign permit.

3a. Signs blocking doors or fire escapes

3b. Window signs unless approved by Landlord and a City Sign Permit obtained (signs shall be considered wall signs and subject to the sign height and area limitations).

4. Gold leaf treatment or etched glass on windows, box signs, and exposed neon window displays without Landlord written approval and City Sign Permit (signs shall be considered wall signs and subject to sign height and area limitations).
5. Exposed junction boxes, wires, plug in wires on window signs, transformers, lamps, tubing, conduits, raceways or neon crossovers of any type.
6. Signs using trim-cap retainers that do not match the color of the letter and logo returns (polished gold, silver or bronze trim caps are NOT permitted).
7. Pre-manufactured signs, such as franchise signs that have not been modified to meet these criteria.
8. Paper, cardboard, or Styrofoam signs, stickers, or decals hung around or behind storefronts. (Except those required by governmental agencies)
9. Exposed fasteners, unless decorative fasteners are essential to the sign design concept.
10. Simulated materials such as wood grained plastic laminates or wall coverings.
11. Flashing, oscillating, animated lights or other moving sign components.
12. Rooftop signs or signs projecting above roof lines or parapets.
13. Signs on mansard roofs or equipment screens.
14. Advertising or promotional signs on parked vehicles.
15. Sign company decals in full view (limit to one placement only).
16. Painted signs.
17. Portable and A-frame signs.
18. Wind-activated and balloon signs.
19. Outdoor advertising structures (billboards).

FABRICATION

The Tenant must insure that his sign fabricator and installer understand their responsibilities before they begin the sign fabrication.

The Tenants sign contractor is responsible for the following:

1. Signs must be fabricated of durable appropriate weather resistant materials complementary to the base building materials.
2. Dissimilar metals used in sign fabrication shall be separated with non-conductive gaskets to avoid electrolysis. Additionally stainless steel fasteners shall be used to attach dissimilar metals.
3. Threaded rods or anchor bolts shall be used to mount sign letters which are held off the background panel. Angle clips attached to letter sides will NOT be permitted.
4. Colors, materials, finishes shall exactly match those submitted to and approved by the Landlord.
5. Visible welds and seams shall be ground smooth and filled with auto body compound before painting.
6. No fasteners, rivets, screws or other attachment devise shall be visible from any public vantage point.
7. Finished metal surfaces shall be free from canning and warping. All sign finishes shall be free of dust, orange peel, drips and runs and shall have a uniform surface conforming to the highest industry standards.
8. Reverse channel letters shall be pinned two (2") inches from the wall. The letter return depth shall be minimum three (3") inches and letters shall have a clear acrylic backing.
9. Double neon tube shall be used where the width of the letter stroke exceed 2-1/2 inches.
10. All Signs to be pegged a minimum of 1/2" from wall or facade onto which the letters are attached.

INSTALLATION

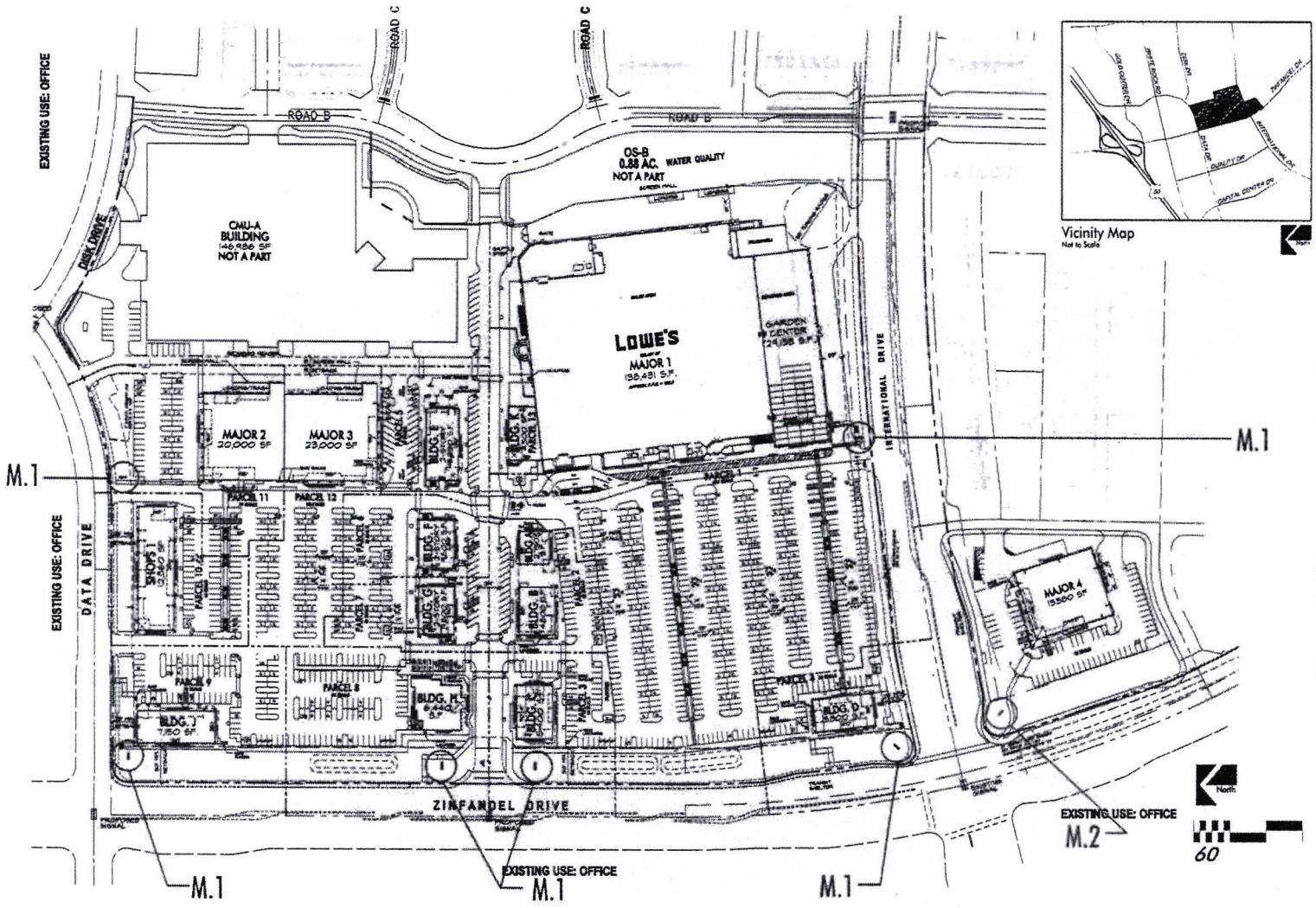
The Tenants sign installer will provide the following:

1. Provide the Landlord with an original certificate of insurance naming the Landlord as an additional insured for liability coverage in an amount required by Landlord.

2. Obtain all required sign permits from the City of Rancho Cordova, California and deliver copies to the Landlord before installing the sign/s.

3. Keep a Landlord approved set of sign drawings on site when install the sign.

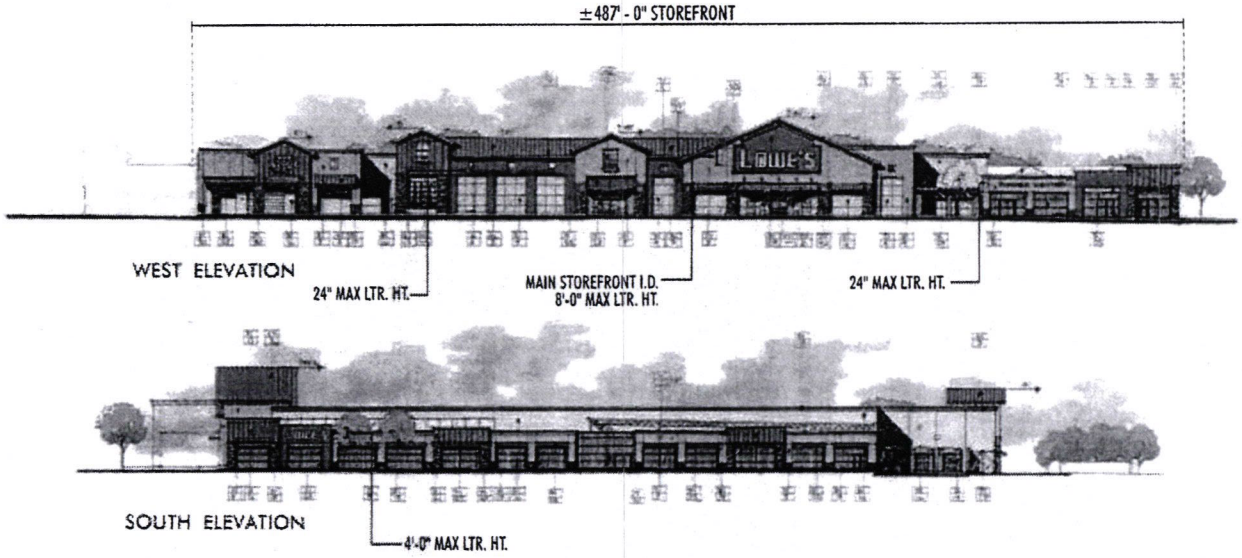
4. Warrant the sign against latent defects in materials and workmanship for a minimum of one (1) year.

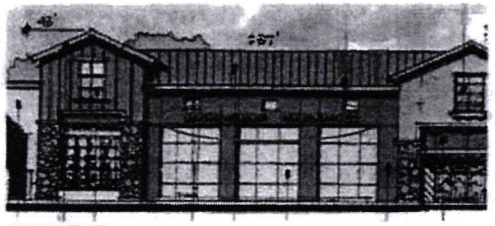


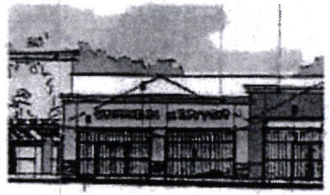
- WALL SIGNS
- MONUMENT - M.1
- MONUMENT - M.2

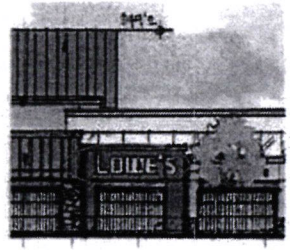
*NOTE: ALL SIGN LOCATIONS INDICATED ARE FOR REPRESENTATION PURPOSES ONLY. FINAL LOCATIONS TO BE DETERMINED BY OWNER/LANDLORD

MAJOR TENANT - 1



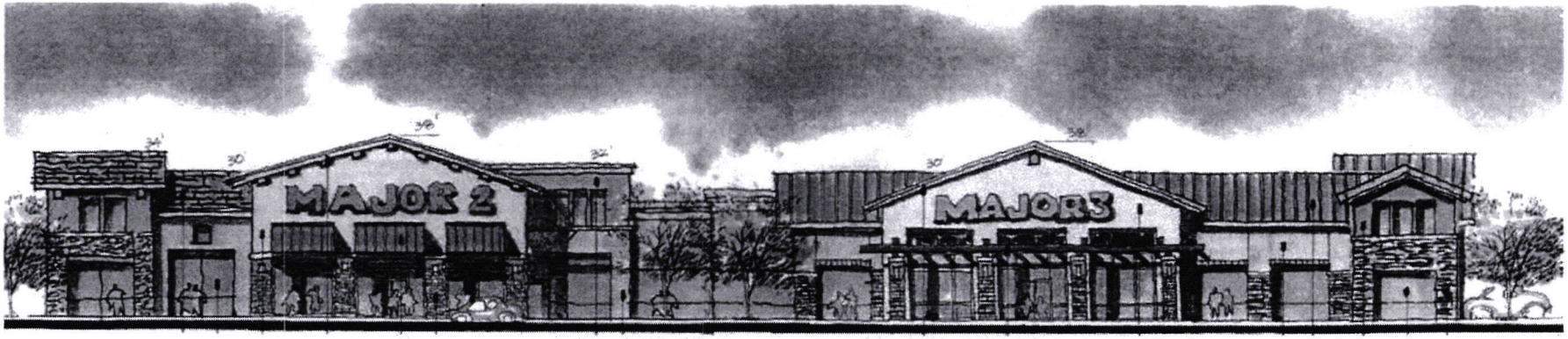

24" MAX LTR. HT.


24" MAX LTR. HT.

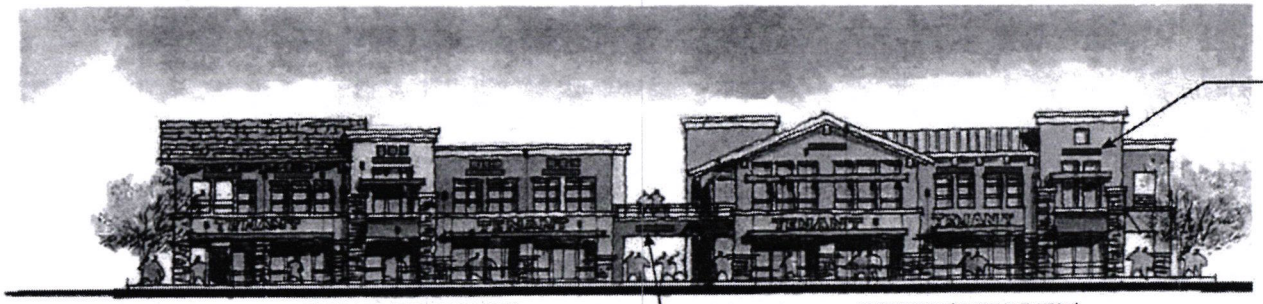


4'-0" MAX LTR. HT.

MAJOR TENANT - 2 & 3



SHOPS E, F, G & H

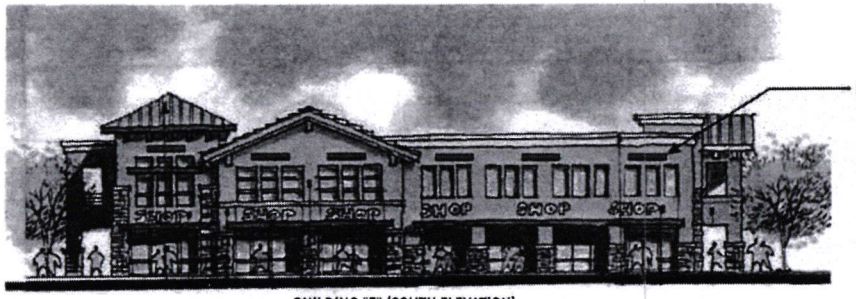


POTENTIAL IDENTITY LOCATION ON SECOND LEVEL FACADES

BUILDING "G" (SOUTH ELEVATION)

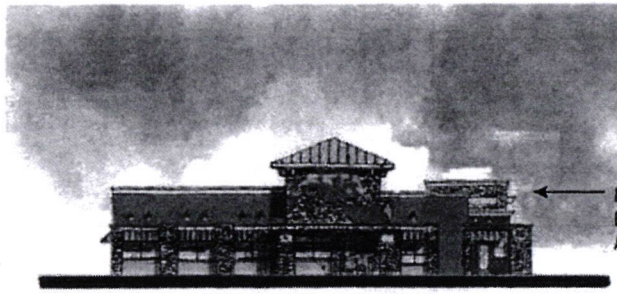
DIRECTORY SIGN

BUILDING "F" (SOUTH ELEVATION)



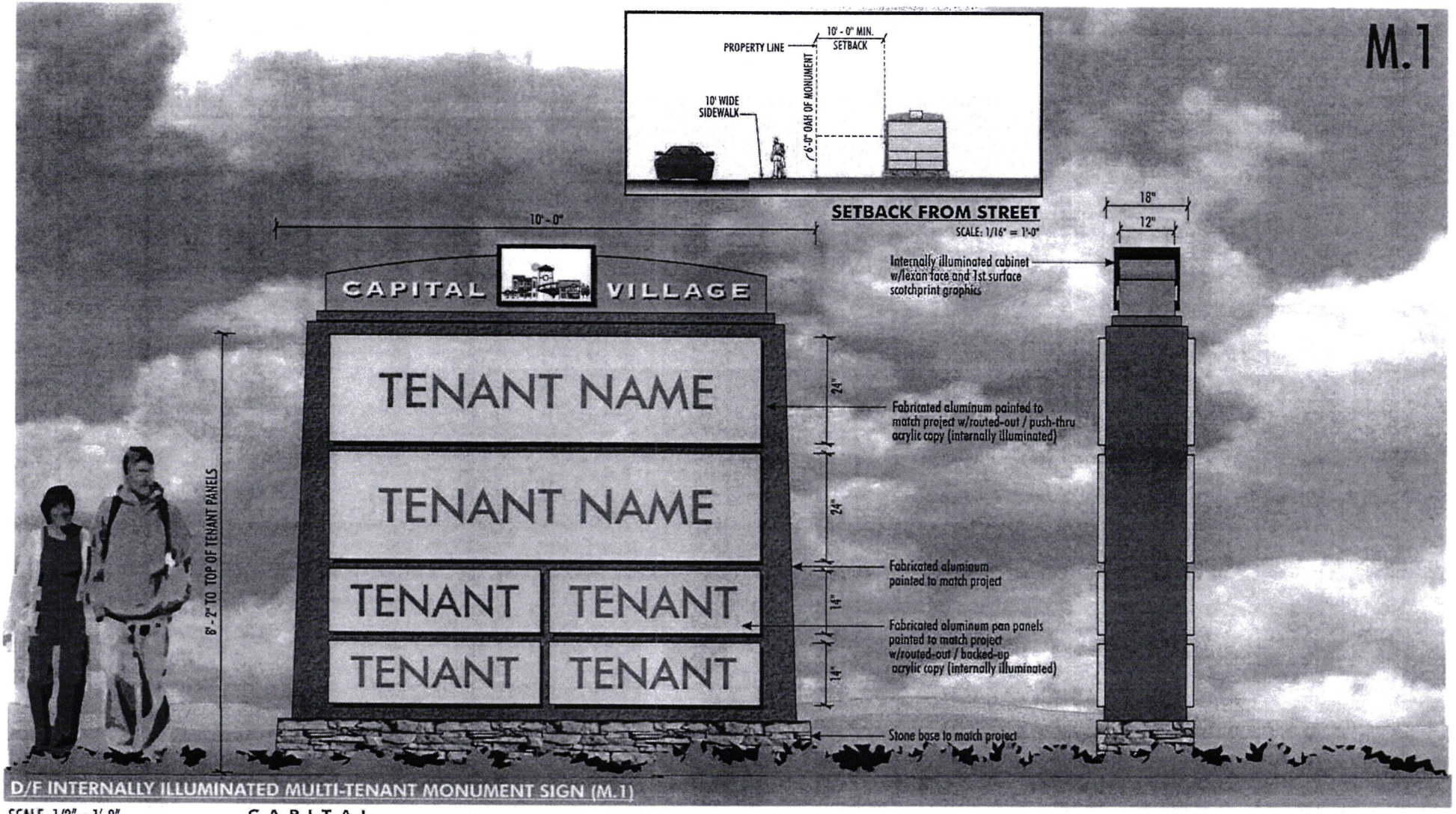
POTENTIAL IDENTITY LOCATION ON SECOND LEVEL FACADES

BUILDING "E" (SOUTH ELEVATION)



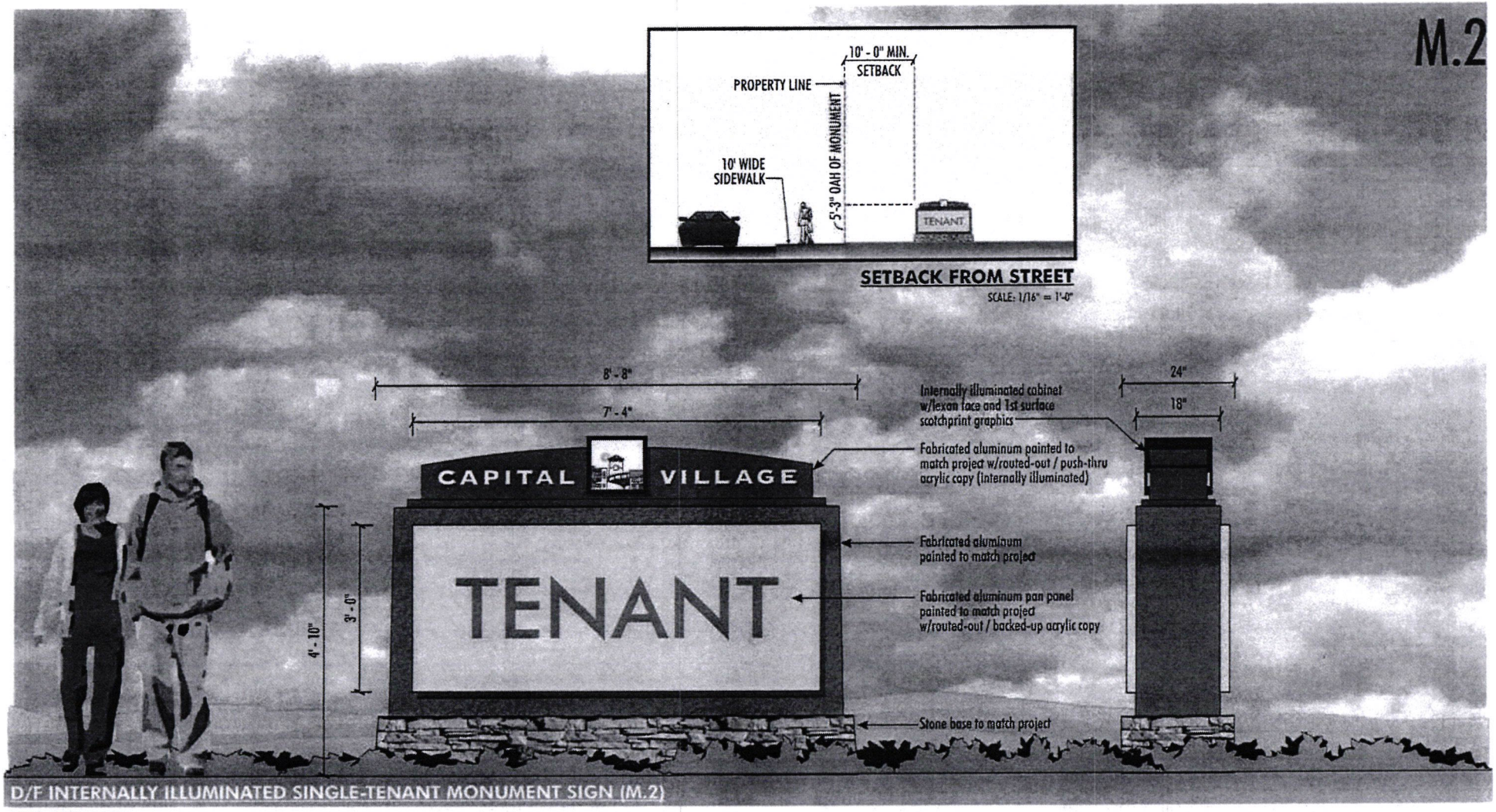
NOTE: SEE PROTOTYPICAL BUILDING ON PAGE 15 FOR ACTUAL LAYOUT

BUILDING "H" (SOUTH ELEVATION)



D/F INTERNALLY ILLUMINATED MULTI-TENANT MONUMENT SIGN (M.1)

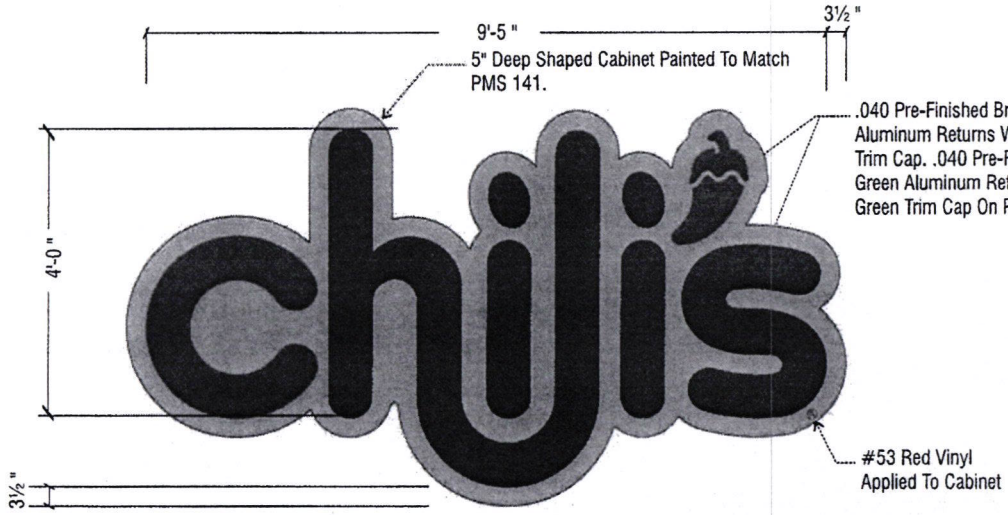
SCALE: 1/2" = 1'-0"


M.2
10' - 0" MIN.
SETBACK
PROPERTY LINE
10' WIDE
SIDEWALK
5'-3" OAH OF MONUMENT
TENANT
SETBACK FROM STREET
SCALE: 1/16" = 1'-0"
8' - 8"
7' - 4"
24"
18"
Internally illuminated cabinet w/lexan face and 1st surface scotchprint graphics
Fabricated aluminum painted to match project w/routed-out / push-thru acrylic copy (internally illuminated)
CAPITAL VILLAGE
TENANT
Fabricated aluminum painted to match project
Fabricated aluminum pan panel painted to match project w/routed-out / backed-up acrylic copy
4' - 10"
3' - 0"
Stone base to match project
D/F INTERNALLY ILLUMINATED SINGLE-TENANT MONUMENT SIGN (M.2)

SCALE: 1/2" = 1'-0"

"CHILI'S" PROTOTYPICAL FRONT ELEVATION

FRONT "CHILI'S" ELEVATION
SCALE: 1/8" = 1'-0"

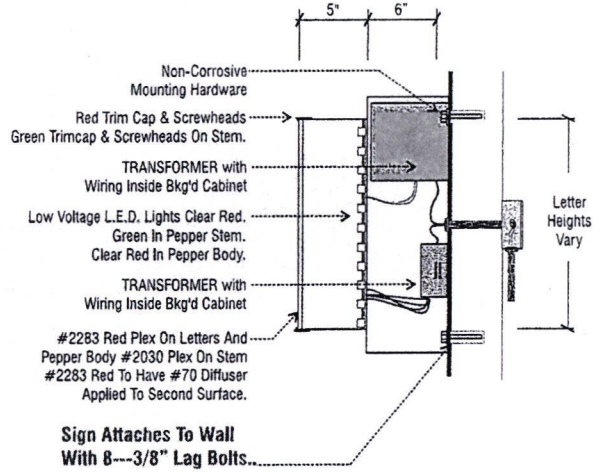


PLEX FACE L.E.D. CHANNEL LETTER SET

C-47-LED-WS — 46.76 TOTAL SQUARE FEET

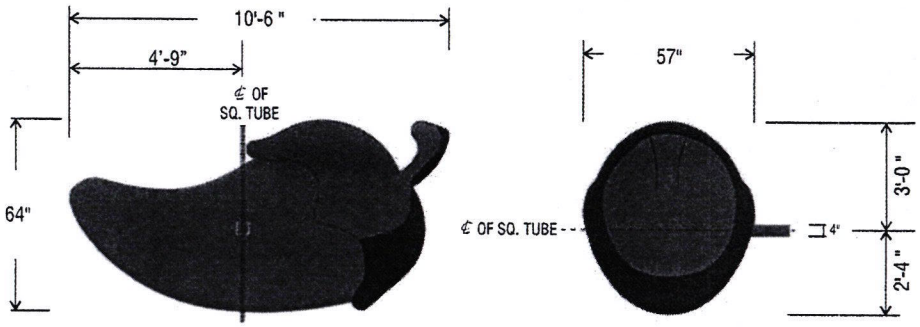
SCALE: 1/2" = 1'-0" — ONE (1) SET REQ'D

ELECTRICAL REQUIREMENTS
Total: 2.0 Amps
(1) 120V 20A Circuit Required.
ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.



SECTION DETAIL

SCALE: 1½" = 1'-0"

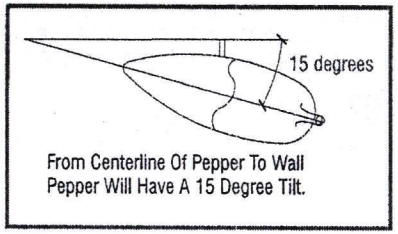


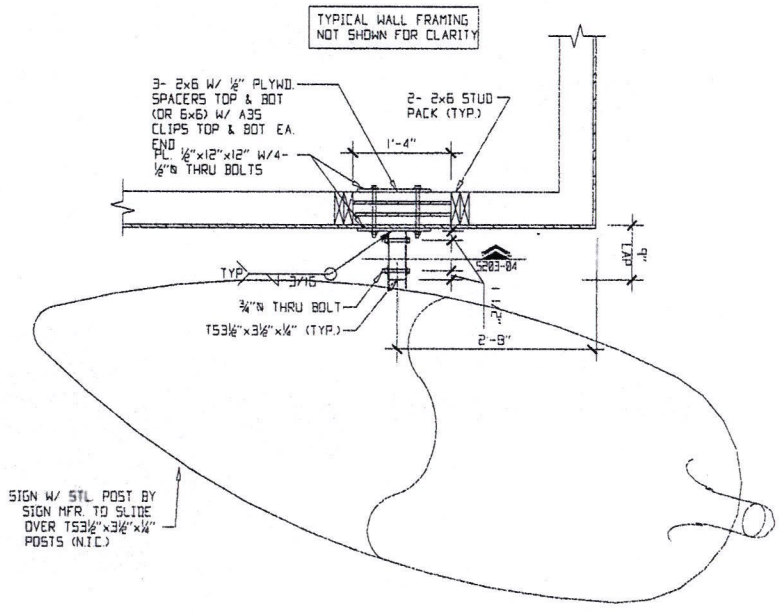
PROTOTYPE 14.0
S/P FIBERGLASS PEPPER

¼" = 1'-0"
Weight: 270 lbs.
Square Footage (ht. x length): 56 s.f.
Actual Square Footage (of pepper shape): 30 s.f.

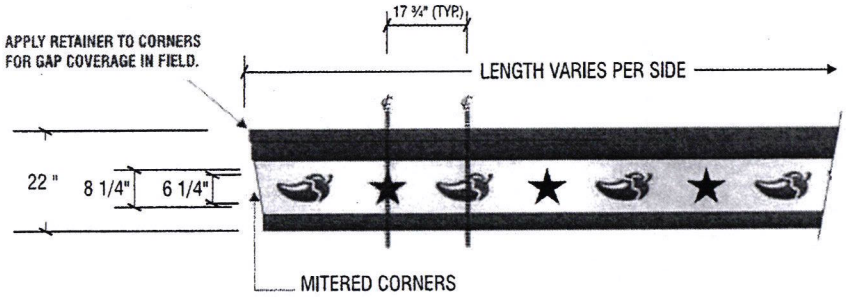
To install pepper, sleeve over existing stub pipe coming out of tower wall. Bolt & seal.

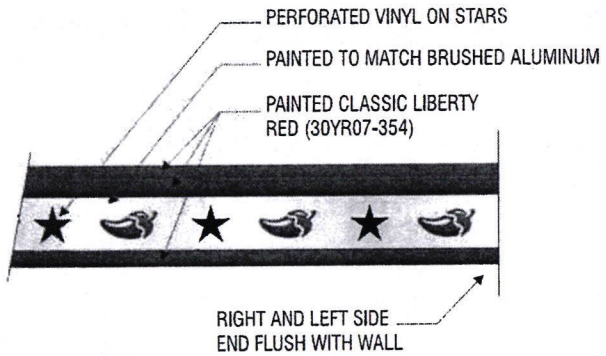
END VIEW





FRONT ENTRY
03 CHILI PEPPER SUPPORT
½"=1'-0"





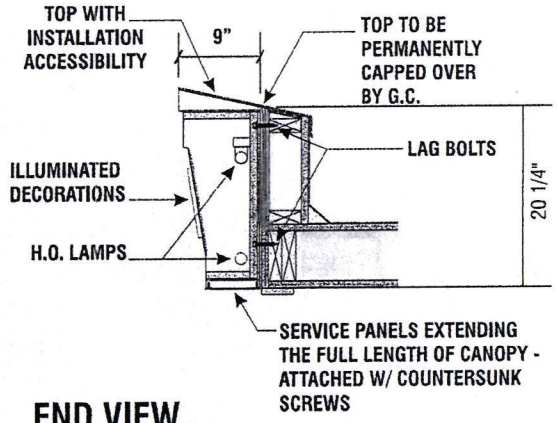
PEPPER BAND ELEVATION

SCALE: 3/8" = 1'-0"

GRAPHICS ROUTED AND BACKED W/ PUSH-THRU 1/2" CLEAR PLEX GRAPHICS BACKED W/ #7328 WHITE. #53 TRANSLUCENT RED, AND #76 TRANSLUCENT GREEN VINYLS APPLIED FIRST SURFACE. PEPPER HIGHLIGHTS ARE WHITE. PERFORATED VINYL ON STARS; COLOR T.B.D. 3-SIDED PEPPER BAND ATTACHES TO EXISTING CANOPY; MEASUREMENTS T.B.D. BY SURVEY.

ALSO INCLUDE CORNER RETAINERS FOR GAP COVERAGE IN FIELD.

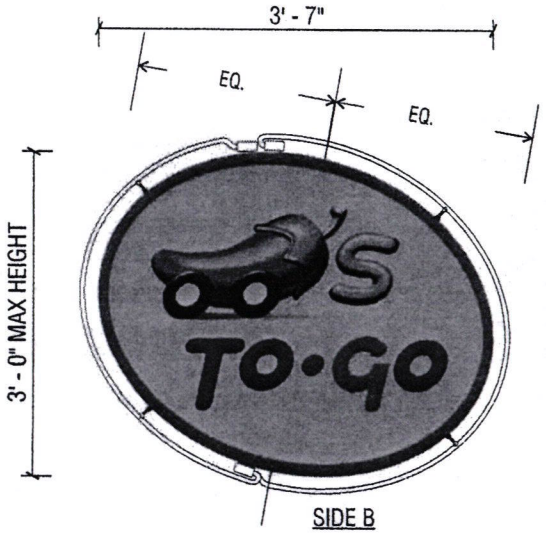
ELECTRICAL REQUIREMENTS
Total: 5.1 Amps
(1) 120V 20A Circuit Required.
ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.

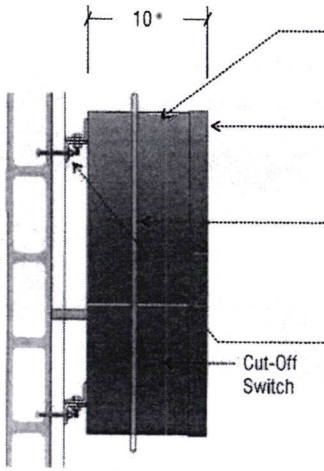


END VIEW

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

Sign Attaches To Existing Canopy With 3/8"Lag Bolts And Will Have 2 Holes Vertically Every 40".





END VIEW

"CHILI'S" SIGN STANDARDS

CABINET

.040 Pre Finished Brinker Red Aluminum Filler w/ .063 Aluminum Back. 1" Red Trim Cap Retainer. Covered Cut Off Switch On Side Of Cabinet

FACE

.187 Clear Plex Face w/ Second Surface Applied vinyl Graphics. Multi-Color Digitally Printed Pepper Logo. Green Copy, Red Dot and Translucent Yellow Background with Red Border.

ILLUMINATION

800 MA Cool White Fluorescent Lamps Inside Cabinet. 120v Electrical Lead To Back Of Sign. 15mm Clear Red Neon Around Cabinet Filler. Transformer For Neon Inside Cabinet. 3.2 Amps Total. (1) 120V 20A Circuit Provided By Others.

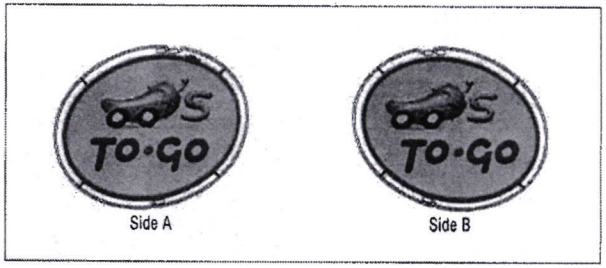
MOUNTING

2" Angle Clips On Back Of Cabinet. Preferred Method Of Installation Is With Reverse Togglebolts. If Conditions Are Not Conducive To Reverse Togglebolt Mounting. See Alternate Installation Options.

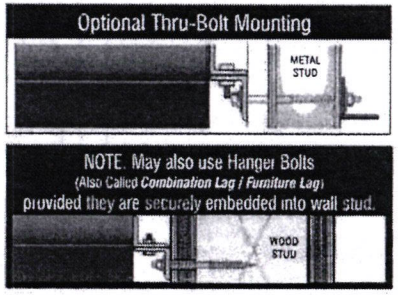
D/F WRAP-AROUND "TO GO" SIGN

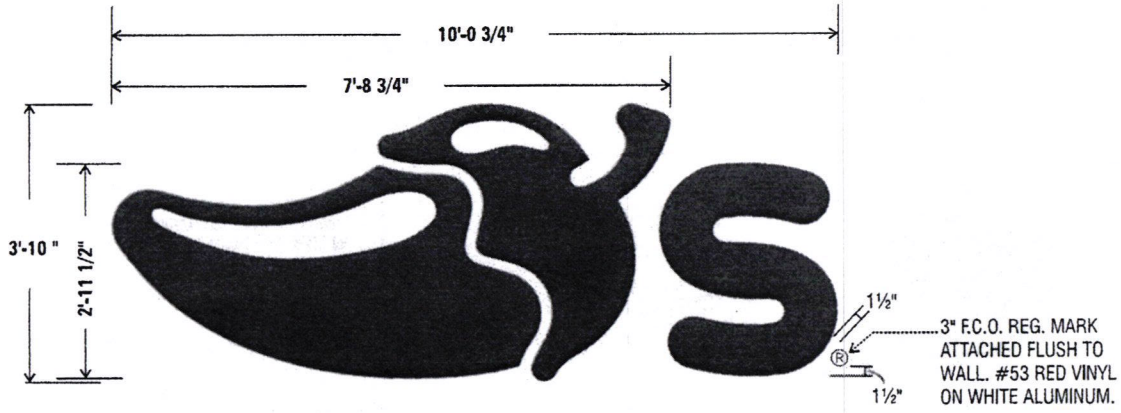
SCALE = NTS

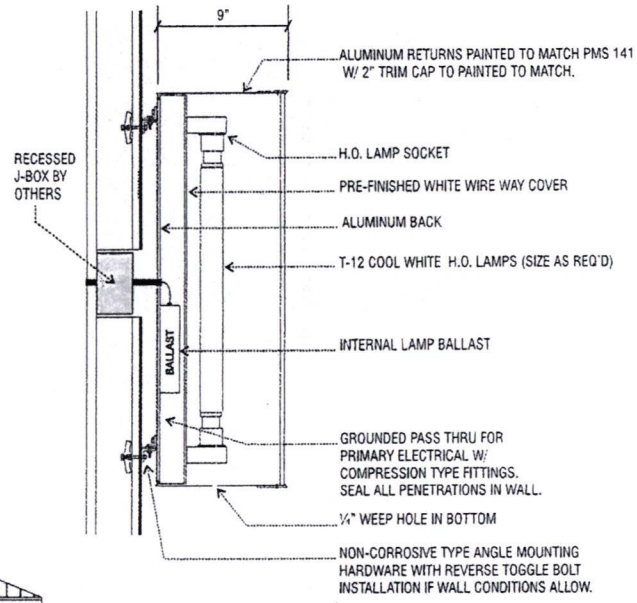
ELECTRICAL REQUIREMENTS
Total: 6.4 Amps
(1) 120V 20A Circuit Required. ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.



INSTALLATION OPTIONS:







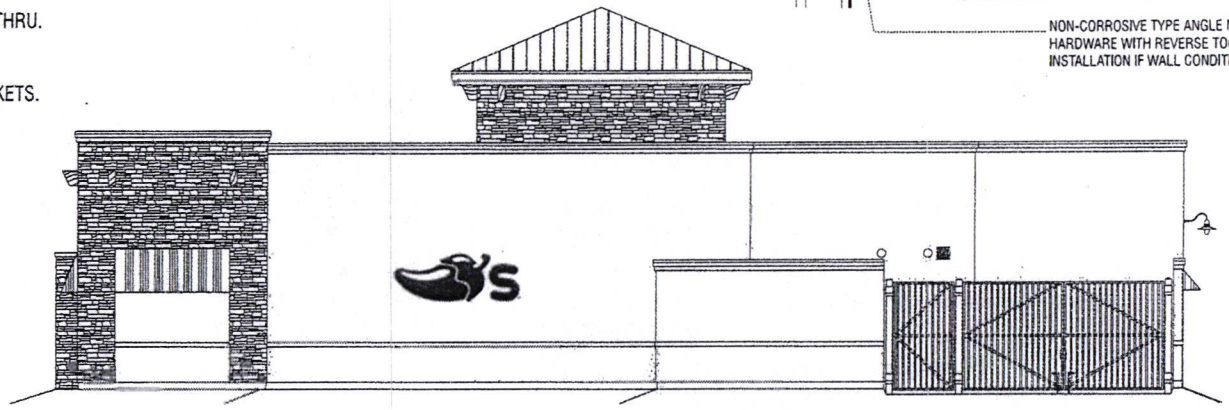
S/F WALL SIGN ELEVATION: C-39-PSW-Y-PCL

½" = 1'-0"

9" DEEP FABRICATED ALUMINUM "PEPPER AND S" CHANNEL TYPE WALL SIGN - FABRICATED IN THREE SECTIONS.
FILLER TO BE PAINTED TO MATCH PMS-141 WITH 2" TRIM CAP TO MATCH.
FACES ARE TO BE .187 WHITE PIGMENTED ACRYLIC W/ APPLIED VINYL ON FACE SURFACE. 3630-53 RED OR 3630-76 GREEN VINYL. HIGHLIGHTS ARE WHITE SHOW THRU.
NO SEEMS IN VINYL....

MOUNT TO WALL WITH 2" MATCHING CLIP ANGLE BRACKETS.

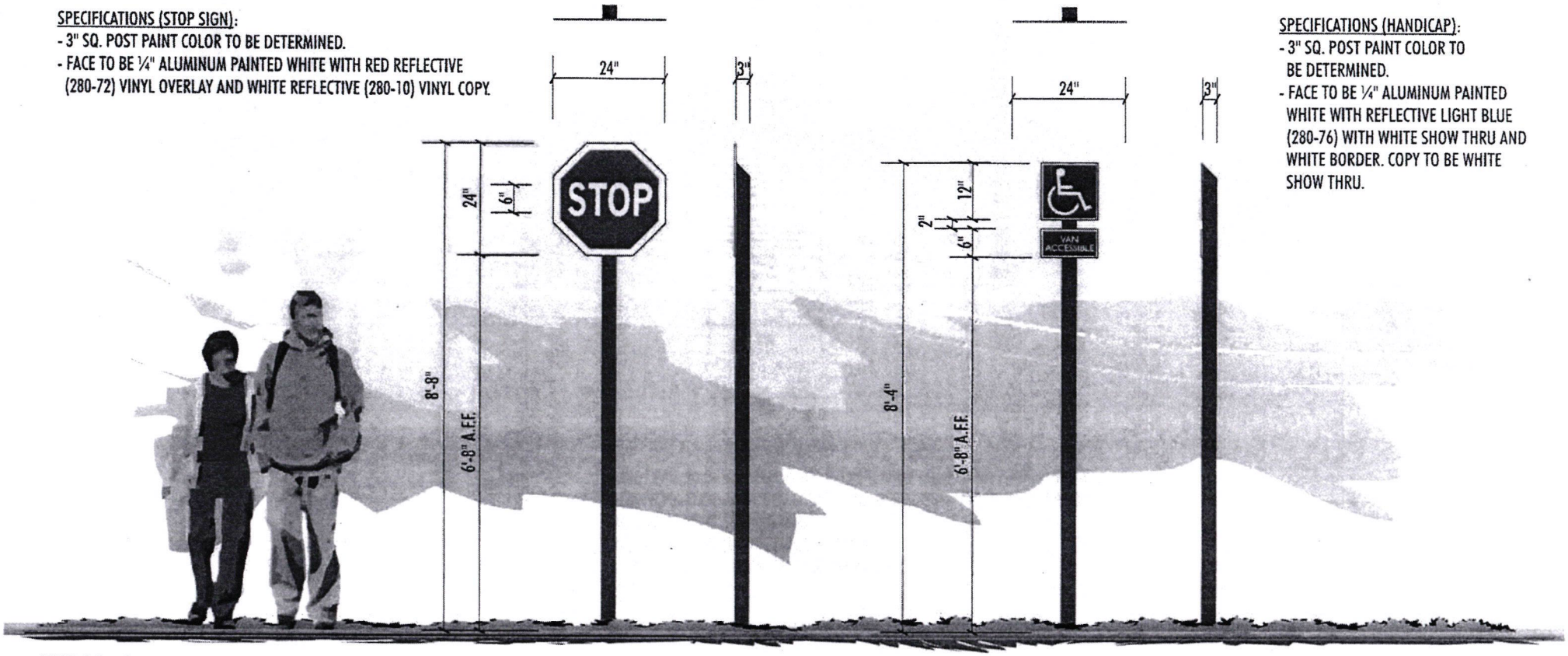
ELECTRICAL REQUIREMENTS
Approx. Total: 6.0 Amps
(1) 120V 20A Circuit Required.
ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.



STOP AND HANDICAP SIGNS

SPECIFICATIONS (STOP SIGN):
- 3" SQ. POST PAINT COLOR TO BE DETERMINED.
- FACE TO BE ¼" ALUMINUM PAINTED WHITE WITH RED REFLECTIVE (280-72) VINYL OVERLAY AND WHITE REFLECTIVE (280-10) VINYL COPY.

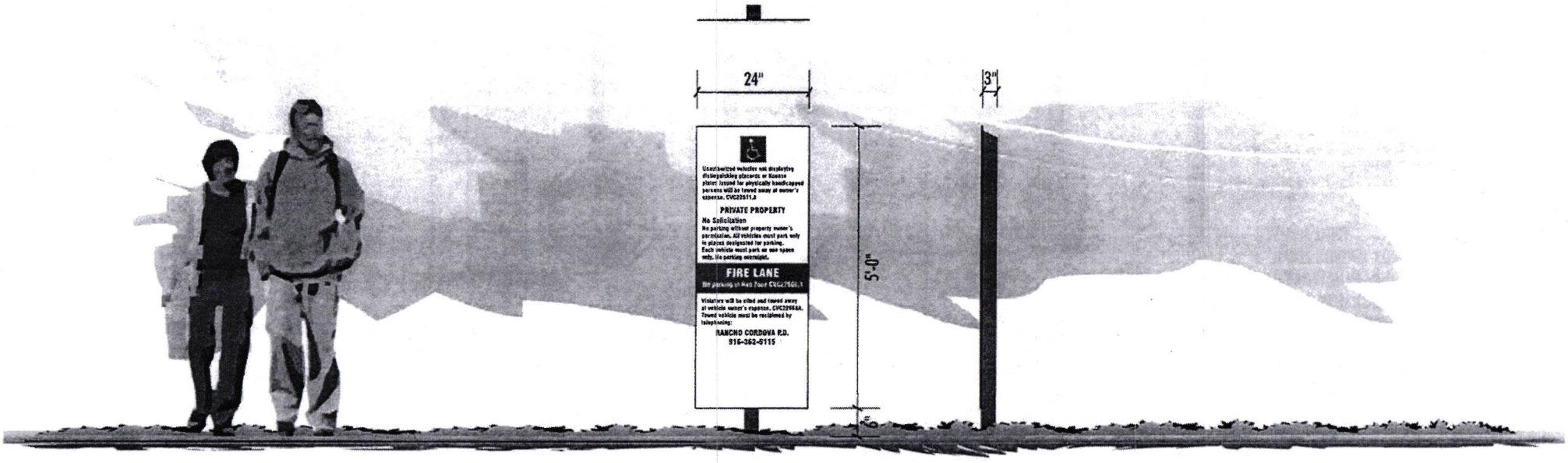
SPECIFICATIONS (HANDICAP):
- 3" SQ. POST PAINT COLOR TO BE DETERMINED.
- FACE TO BE ¼" ALUMINUM PAINTED WHITE WITH REFLECTIVE LIGHT BLUE (280-76) WITH WHITE SHOW THRU AND WHITE BORDER. COPY TO BE WHITE SHOW THRU.



SCALE: 1/2"=1'-0"

PARKING CODE ENTRY SIGNS

SPECIFICATIONS:
- 3" SQ. POST PAINT COLOR TO BE DETERMINED.
- FACE TO BE ¼" ALUMINUM PAINTED WHITE.
- COPY TO BE BLACK (220-12) VINYL.
- "HANDICAP" LOGO TO BE REFLECTIVE LIGHT BLUE (280-76) WITH WHITE SHOW THRU.
- "FIRE LANE" TO BE REFLECTIVE RED (280-72) VINYL WITH WHITE SHOW THRU COPY.



SCALE: 1/2"=1'-0"

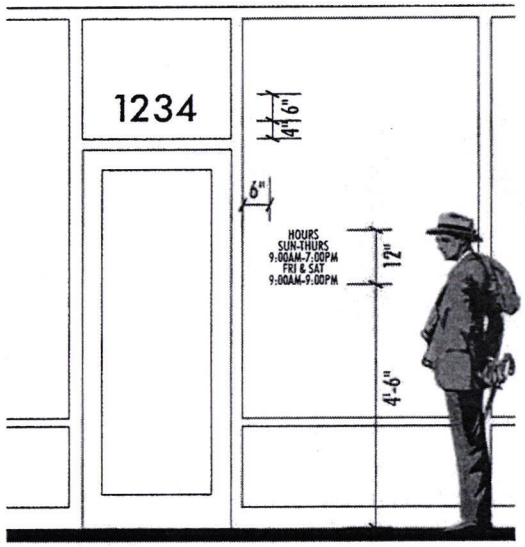
BUILDING ADDRESS NUMBERS

SPECIFICATIONS:
- ½" THICK SINTRA NUMBERS.
- PAINT COLOR TO MATCH PROJECT (CONTRASTING TO BUILDING FASCIA COLOR).
- NUMBERS TO BE STUD MOUNTED TO BUILDING FASCIA.

NOTE:
APPROVED NUMBERS OR ADDRESSES SHALL BE PLACED ON ALL NEW OR EXISTING BUILDINGS IN SUCH A POSITION AS TO BE EASILY READ FROM THE STREET OR ROAD FRONTING THE PROPERTY. THE MINIMUM SIZE OF THE NUMBERS SHALL NOT BE LESS THAN TWELVE (12) INCHES AND SHALL BE MOUNTED IMMEDIATELY ADJACENT TO A LIGHT SOURCE AND SHALL ALSO CONTRAST WITH THEIR BACKGROUND. WHERE MULTIPLE OCCUPANCIES ARE SERVICED BY VEHICULAR ACCESS TO THE REAR OF THE BUILDING VIA ANY DRIVEWAY, ALLEYWAY OR PARKING LOT THE NUMBERS OR ADDRESSES SHALL BE DISPLAYED ON THE REAR OF THE BUILDING

WINDOW GRAPHICS AND REAR ENTRY SIGNS

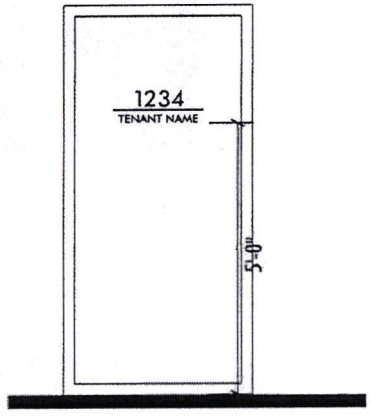
SPECIFICATIONS:
- 6" HIGH WHITE VINYL NUMBERS/LETTERS ON ENTRY GLASS ABOVE DOOR.
- "STORE HOURS" TO BE WHITE VINYL ON WINDOW NEXT TO DOOR.
- ALL VINYL TO BE APPLIED SECOND SURFACE.
- 2.5 SQ. FT. MAXIMUM SIGN AREA.



SCALE: 3/8"=1'-0"

TYPICAL FRONT ENTRY ELEVATION

SPECIFICATIONS:
- 4" AND 2" HIGH VINYL NUMBERS/LETTERS ON REAR ENTRY DOOR.
- COLOR TO BE IN CONTRASTING COLOR TO DOOR.
- 2.5 SQ. FT. MAXIMUM SIGN AREA.



TYPICAL REAR ENTRY ELEVATION

MEMORANDUM

DATE: October 2, 2006

TO: Honorable Mayor and Council Members

FROM: Jeffrey S. Beiswenger, AICP, Senior Planner

SUBJECT: **JSP WAREHOUSE BUILDING – SECURITY PARK**

OWNER / APPLICANT:	**REPRESENTATIVE:**
JSP Properties, LLC Contact: Burt Peterson P.O. Box 1508 Rancho Cordova, CA 95741-1508	Interstate Construction, Inc. Contact: Larry Perkins 3915 Security Park Drive Rancho Cordova, CA 95742

PROJECT:	JSP Warehouse Building
FILE:	RC-06-238
LOCATION:	Security Park Drive
APN:	072-0540-001
PLANNER:	Jeffrey S. Beiswenger, AICP, Senior Planner

trying to construct in 2 yrs. – currently located in the finger. they build bridges!

RECOMMENDATION

Approve entitlements to construct a 5,000 square foot metal warehouse building with a 2,500 square foot covered area by determining that the project is Categorically Exempt under Section 15303, New Construction or Conversion of Small Structures, of the California Environmental Quality Act (CEQA) Guidelines and adopting a Resolution 168-2006, approving the Design Review of the JSP Warehouse building, RC-06-238, subject to the attached plans (Exhibit A) and Conditions of Approval (Exhibit B).

RESULT OF RECOMMENDED ACTION

Approval will allow the applicant to apply for permits to construct the warehouse facility and related site improvements.

BACKGROUND

The applicant has requested Design Review approval to construct a 5,000 sq. ft. metal warehouse building with a 2,500 sq. ft. covered area in the Security Park area. The building is located on the east side of Security Park Drive, north of Quick Silver Drive. The building would be steel framed with metal siding that is similar to existing buildings in Security Park. The applicant has submitted drawings, a materials board, and a landscape plan.

AGENDA ITEM # 15

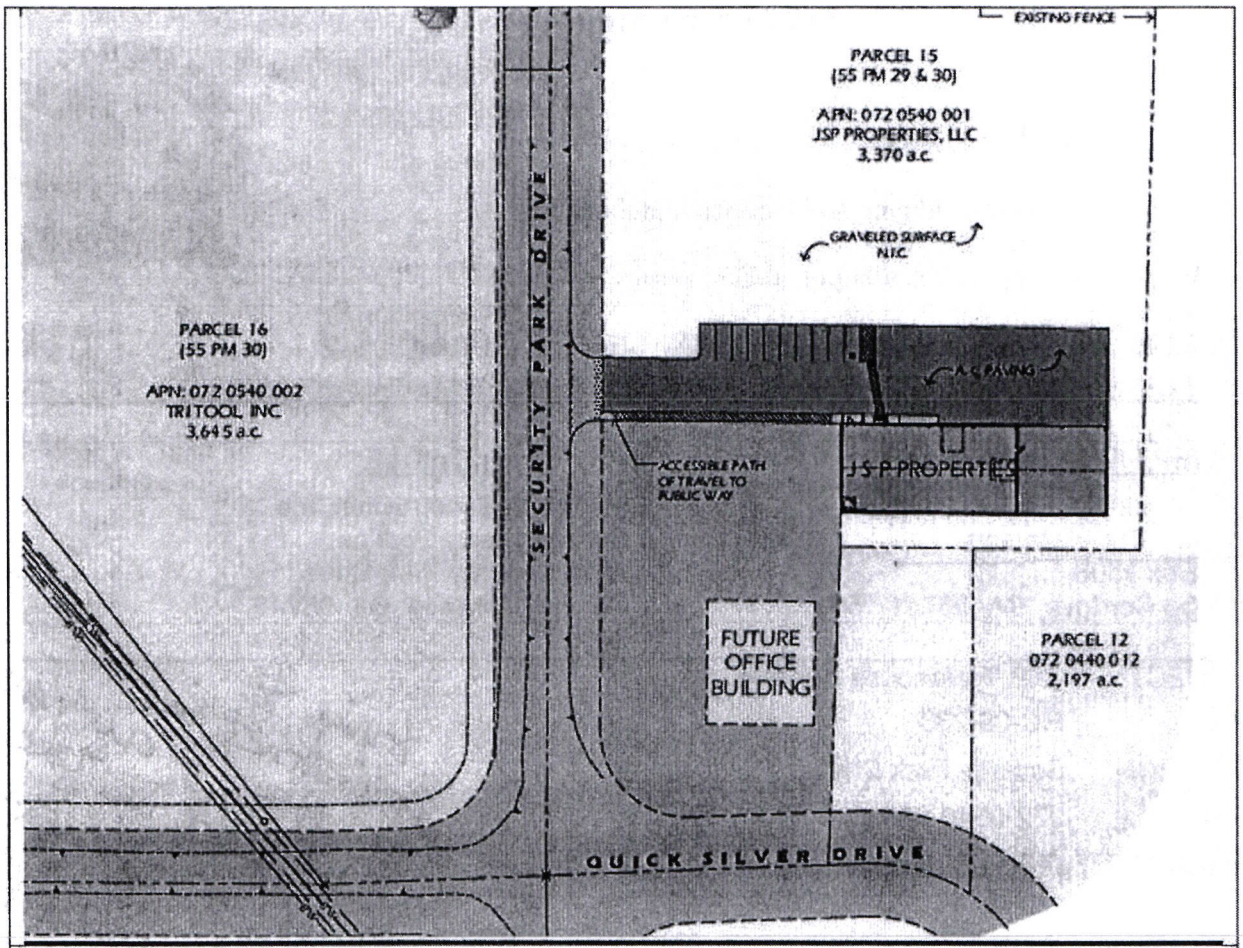


FIGURE 1 LOCATION MAP

Design Review

The basis for review of this project is provided in the City's Design Review Ordinance and the Planning Commission reasons for recommending approval are as follows:

a) High quality building designs that consist of durable and maintainable materials and that provide visual interest and diversity to the community.
b) Building designs that maintain human scale and interest.
c) Use of an architectural style and/or theme for new non-residential development that is consistent for building elevations of a single structure or consistent among all buildings within an integrated development.
d) Design of buildings or structures that is sensitive to the neighborhood character with regard to scale, architectural style, use of materials and bulk.
e) Interesting and attractive architecture which includes varied relief of the facade elements and detailed articulation of the building features.
f) Incorporate quality site design, including landscaping, signage and other elements of site design.

Evidence:

a) The metal building is consistent with other buildings in Security Park and a steel frame building with metal siding is very common. The building will enclose a portion of an existing equipment storage yard, improving the visual appeal in comparison to existing conditions.
b) The building will be used for storage of equipment and materials and is not intended for frequent occupancy of workers.
c) The building is consistent with other buildings in Security Park.
d) The building fits in with surroundings. It is setback from Security Park Drive and is not visible from the street. Security Park is adjacent to the southwest corner of the future Rio del Oro development. Land adjacent to Security Park will be compatibly zoned and screened from view from residential development and will not have any negative visual impact.
e) This industrial building is used for storage purposes and thus is very function oriented. The facade contains very little visual relief or detail, but this is not unusual for a storage warehouse building. A canopy was added over the entrance door to provide weather protection.
f) Building is located to the rear of the property. The site provides the appropriate number of parking spaces, landscaping and meets other site requirements. This project is part of the future development plans of the property which include a future office building to be constructed to the south of this building.

PLANNING COMMISSION RECOMMENDATION SUMMARY

The Planning Commission recommends approval of this project. Commissioners had some concern about the visual impact of a large metal building on adjacent properties – particularly if those properties are residential. Staff illustrated that Security Park will be adjacent to property zoned for future business park use in the neighboring Rio del Oro project and will be further visually separated from residential development by a major roadway on the Rio del Oro property. Development within the Security Park site will have minimal visual impact on adjacent properties.

The Planning Commission also discussed that Security Park provides a good location for warehouse and other industrial buildings, since this development serves as an industrial park and impacts (visual and environmental) can be more easily mitigated in this location than other parts of the community.

ATTACHMENT

1. Resolution No. 168-2006 including Design Package (Exhibit A) and Conditions of Approval (Exhibit B).

CITY OF RANCHO CORDOVA

RESOLUTION NO. 168-2006

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA APPROVING DESIGN REVIEW FOR JSP WAREHOUSE PROJECT # RC-06-238

WHEREAS, JSP Properties, LLC (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova (hereinafter referred to as City) for Design Review for the construction of a warehouse building on Security Park Drive (Assessor's Parcel Number 072-0540-001); and

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

WHEREAS, the project is Categorically Exempt from review under Section 15303, New Construction or Conversion of Small Structures, of the California Environmental Quality Act (CEQA) Guidelines; 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:

Approve the Design Review based on the following findings:

1. That the project site was adequately analyzed according to the Guidelines of the California Environmental Quality Act.

   Findings
   The project proposes the construction of a building within an urbanized area and is categorically exempt under Section 15303, New Construction or Conversion of Small Structures, of the California Environmental Quality Act Guidelines.

   Evidence
   An exemption is allowed for the construction of limited new small facilities or structures. The proposed warehouse structure replaces an equipment storage yard and is considered a small structure under the CEQA definition. Since the facility replaces an equipment storage yard, it will not have any new environmental impacts.

2. Approve the Design Review, subject to the Design Package (see Exhibit A) and the Conditions of Approval (see Exhibit B); supported by the following Findings and Evidence:

Design Review

Findings:

a) High quality building designs that consist of durable and maintainable materials and that provide diversity to the community.

b) Building designs that maintain human scale and interest.
c) Use of an architectural style and/or theme for new non-residential development that is consistent for building elevations of a single structure or consistent among all buildings within an integrated development.
d) Design of buildings or structures that is sensitive to the neighborhood character with regard to scale, architectural style, use of materials and bulk.
e) Interesting and attractive architecture which includes varied relief of the facade elements and detailed articulation of the building features.
f) Incorporate quality site design, including landscaping, signage and other elements of site design.

Evidence

a) The metal building is consistent with other buildings in the Security Park area. The steel frame building with metal siding is very common in this area. The building will enclose a portion of an existing equipment storage yard, improving the visual appeal of the area.
b) The building will be used for storage of equipment and materials and is not intended for frequent occupancy of workers.
c) The building is consistent with other buildings in Security Park.
d) The building fits in with surroundings. It is setback from Security Park Drive and is not visible from the street. Security Park is adjacent to the southwest corner of the future Rio del Oro development. Land adjacent to Security Park in Rio del Oro will be compatibly zoned for business park and will not be visible from residential development.
e) This industrial building is used for storage purposes and thus is very function oriented. The facade contains very little visual relief or detail, but this is not unusual for a storage warehouse building. A canopy was added over the entrance door to provide weather protection.
f) Building is located to the rear of the property. The site provides the appropriate number of parking spaces, landscaping and meets other site requirements. This project is part of the future development plans of the property which include a future office building to be constructed to the south of this building.

PASSED AND ADOPTED by the City Council of on the 2nd day of October, 2006 by the following vote:

AYES:

NOES:

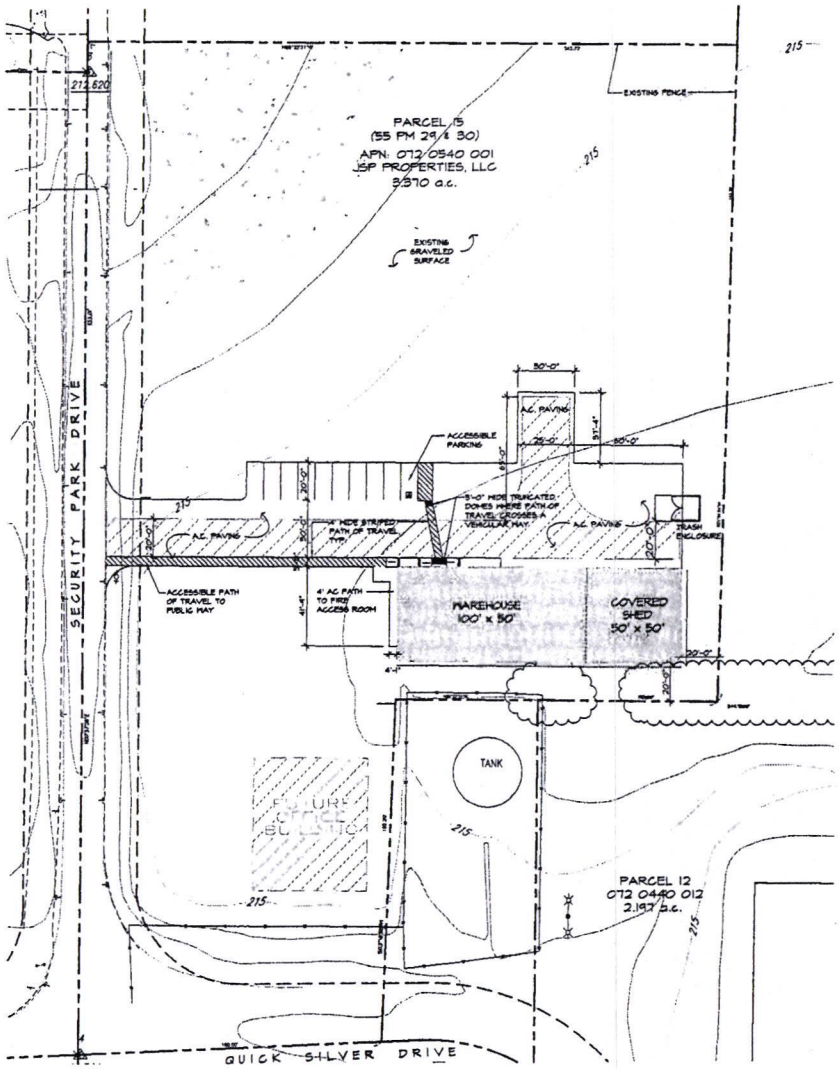
ABSENT:

ABSTAIN:

_____
Robert J. McGarvey, Mayor

ATTEST:

_____
Anna Olea-Moger, City Clerk



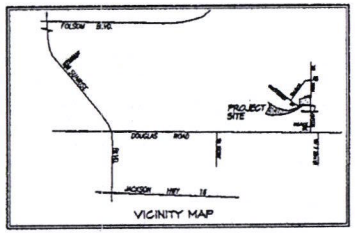
PRELIMINARY SITE PLAN W/ ELEVATIONS

SCALE: 1" = 50'-0"

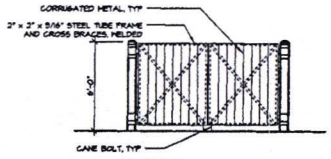
NORTH

PROJECT DATA:

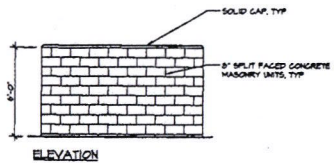
JURISDICTION:	CITY OF RANCHO CORDOVA, CALIFORNIA
PARCEL NUMBER:	APN-072-0540-001 (PARCEL 15)
ZONING	M-2, HEAVY INDUSTRIAL
BUILDING CODE:	2001 CBC
CONSTRUCTION TYPE:	II-N, FIRE SPRINKLERED
OCCUPANCY TYPE:	S-1 - WAREHOUSE
BUILDING AREA:	7,500 S.F.
LOT AREA	146,791 S.F. (3.37 ACRES)
PARKING REQUIRED:	7,500 S.F. /2000 = 4 SPACES
PARKING PROVIDED:	10 SPACES (INCLUDE 1 VAN ACCESSIBLE SPACE)



VICINITY MAP



ELEVATION



ELEVATION

NOTES:

1. ALL SURFACES SHALL BE PAINTED. ALL STEEL EXPOSED TO WEATHER OR SOIL SHALL BE COATED WITH ZINC PRIMER.

TRASH ENCLOSURE

1/4" = 1'-0"

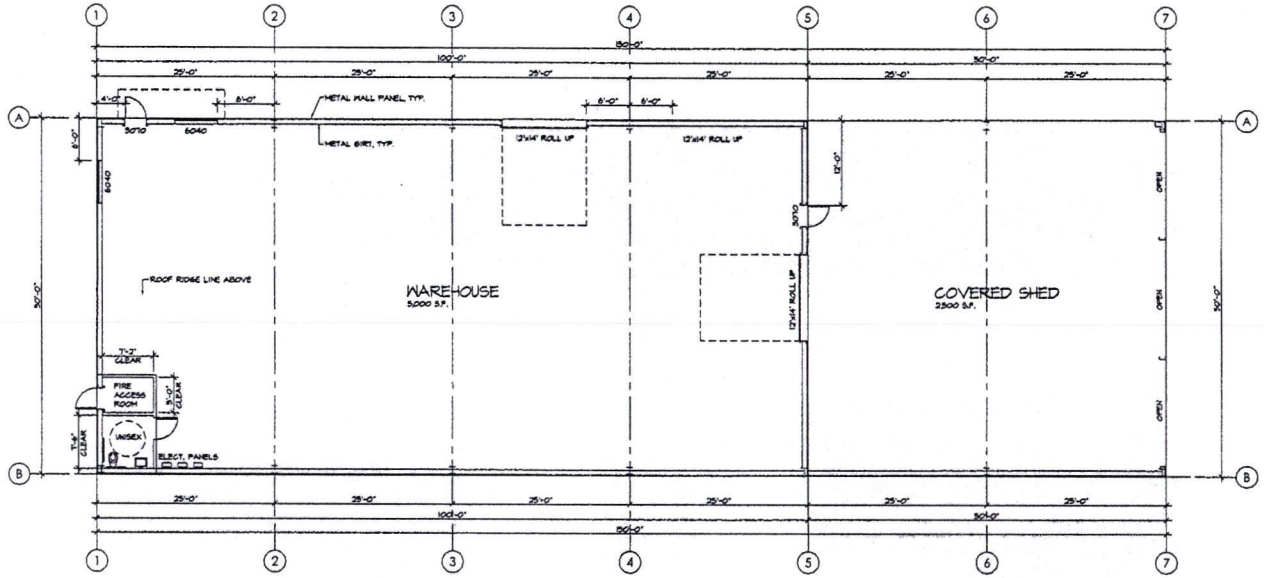
SHEET A1.1

Exhibit A

INTERSTATE CONSTRUCTION
1915 SECURITY PARK DRIVE
RANCHO CORDOVA, CALIFORNIA 95742
PH 916 357 5477 FX 916 357 5480

J S P PROPERTIES
SECURITY PARK DRIVE
RANCHO CORDOVA, SACRAMENTO COUNTY, CA

GBDH DESIGN GROUP, INC.
9836 Old Winery Place, Suite 1
Sacramento, California 95827
Tel 916.854.9901 Fax 916.854.9840
109-0561 ASH 08/14/06



PRELIMINARY FLOOR PLAN

SCALE: 1/8" = 1'-0"

NORTH

NOTES:
STRUCTURE IS A PREENGINEERED METAL BUILDING.

SHEET A2.1

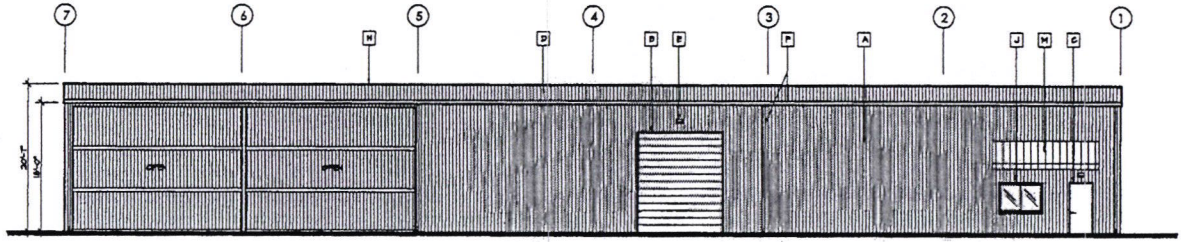
INTERSTATE CONSTRUCTION

3915 SECURITY PARK DRIVE
RANCHO CORDOVA, CALIFORNIA 95742
PH 916 357 5477 FX 916 357 5480

J S P PROPERTIES, LLC

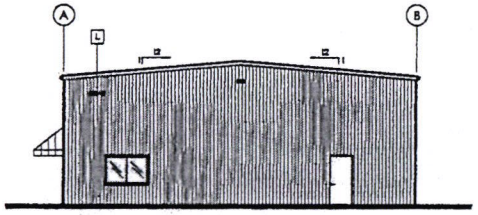
SECURITY PARK DRIVE
RANCHO CORDOVA, SACRAMENTO COUNTY, CA

GBDH DESIGN GROUP, INC.
9806 Old Winery Place, Suite 1
Sacramento, California 95827
Tel 916.854.9901 Fax 916.854.9840
109-2561 ASN 09/14/06



PRELIMINARY NORTH ELEVATION

SCALE: 1/8" = 1'-0"



PRELIMINARY WEST ELEVATION

SCALE: 1/8" = 1'-0"

KEY NOTES

A METAL WALL PANEL SYSTEM

B 12' x 14' OVERHEAD ROLL-UP DOOR

C 3'-0" x 7'-0" MAN DOOR

D METAL ROOFING

E EXTERIOR LIGHTING

F GUTTER & DOWNSPOUT

G METAL SHORT WALL

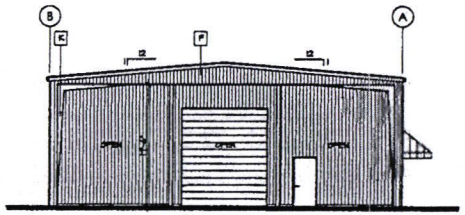
H RIDGE CAP

J 6'-0" x 4'-0" WINDOW

K STRUCTURAL FRAME

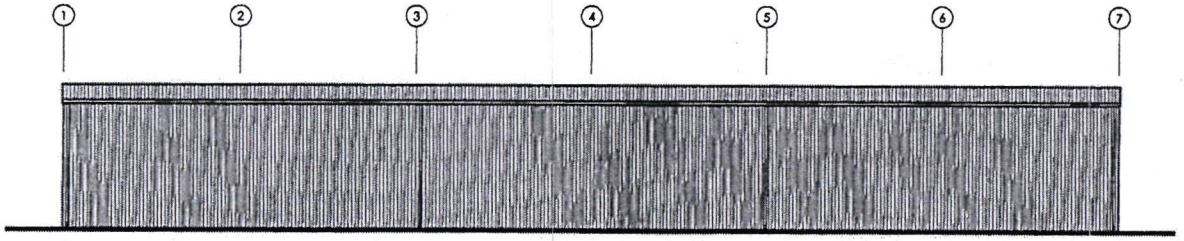
L 6" H. ADDRESS - ILLUMINATED

M METAL CANOPY



PRELIMINARY EAST ELEVATION

SCALE: 1/8" = 1'-0"



PRELIMINARY SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

SHEET A3.1

INTERSTATE CONSTRUCTION

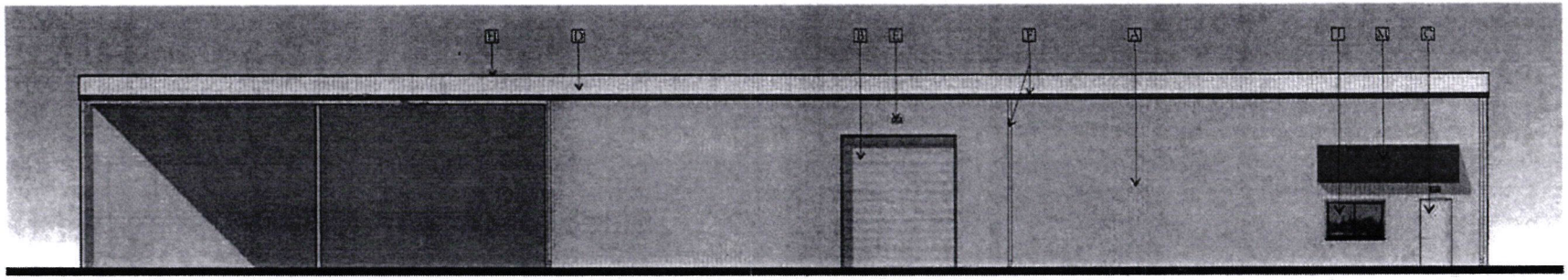
3915 SECURITY PARK DRIVE
RANCHO CORDOVA, CALIFORNIA 95742
PH 916 357 5477 FX 916 357 5480

J S P PROPERTIES, LLC

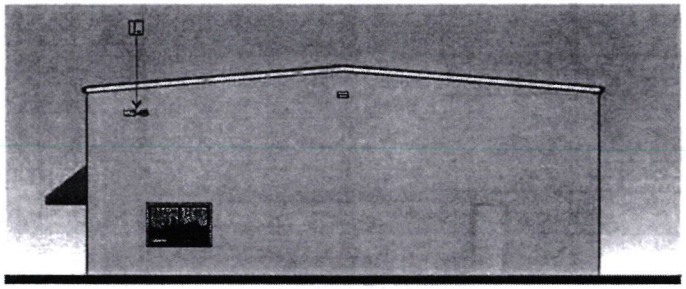
SECURITY PARK DRIVE
RANCHO CORDOVA, SACRAMENTO COUNTY, CA

G B D H
DESIGN GROUP, INC.
9106 Old Winery Place, Suite 1
Sacramento, California 95827
Tel 916.854.9901 Fax 916.854.9940
109-2541 ASR 08/14/06

Figure 2 – JSP Warehouse, Color Elevations



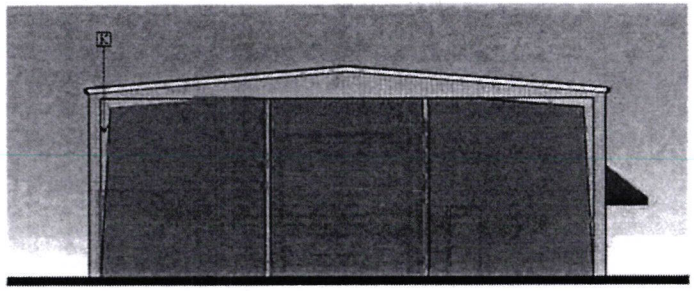
PROPOSED NORTH ELEVATION
SCALE: 3/16"=1'-0"



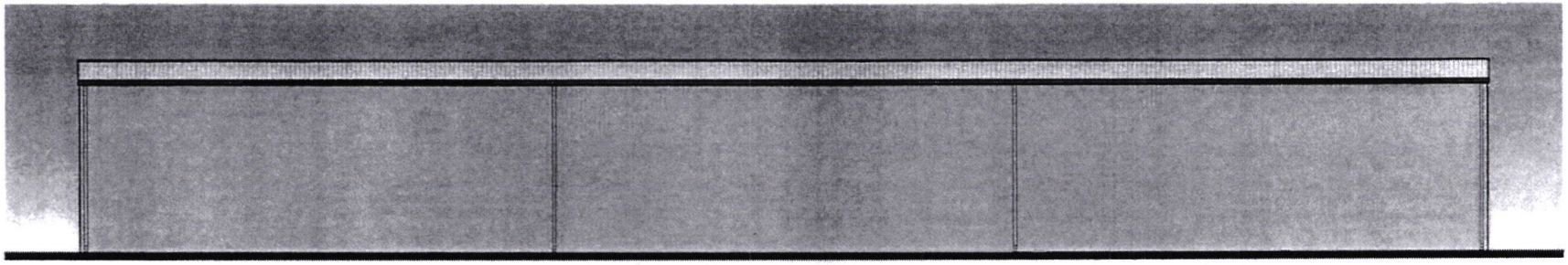
PROPOSED WEST ELEVATION
SCALE: 3/16"=1'-0"

LEGEND

- A METAL WALL PANEL SYSTEM
- B 12' X 14' OVERHEAD ROLL-UP DOOR
- C 3'-0" X 7'-0" MAN DOOR
- D METAL ROOFING
- E EXTERIOR LIGHTINGS
- F GUTTER & DOWNSPOUT
- G METAL SKIRT WALL
- H RIDGE CAP
- J 6'-0" X 4'-0" WINDOW
- K STRUCTURAL FRAME
- L 6" H. ADDRESS - ILLUMINATED
- M METAL CANOPY



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



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

INTERSTATE CONSTRUCTION

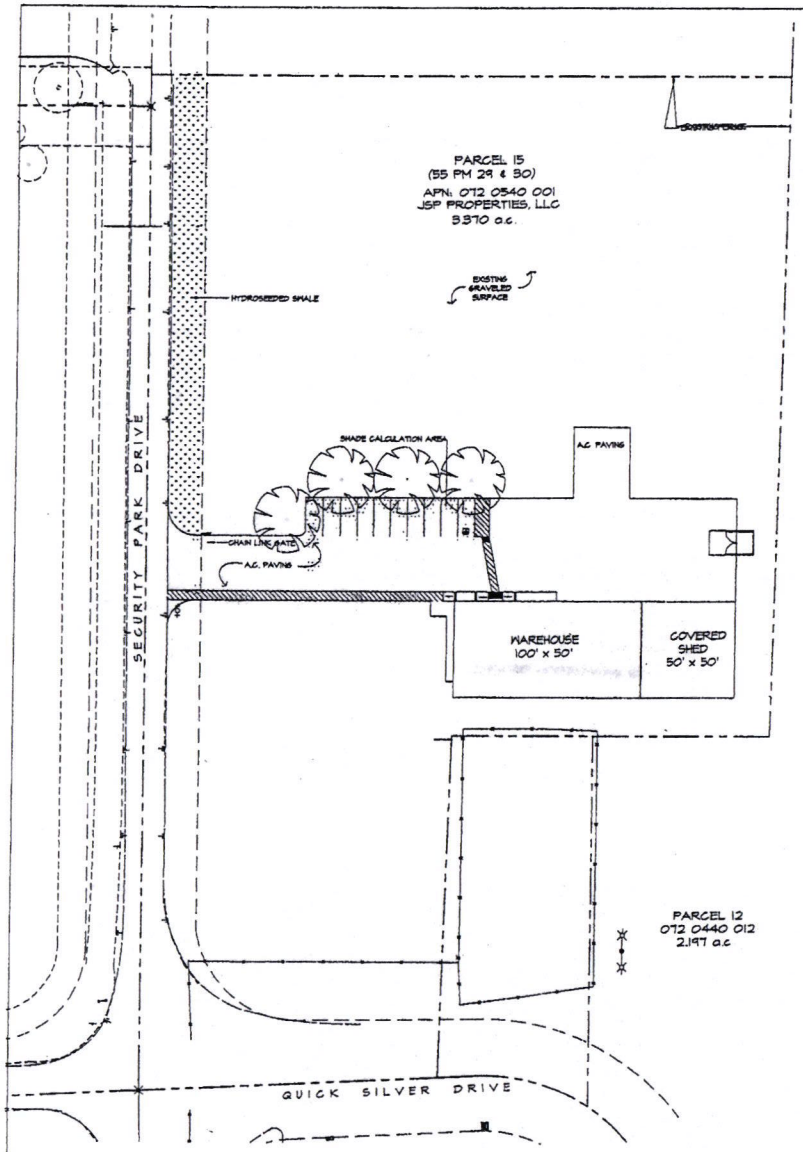
3915 SECURITY PARK DRIVE
RANCHO CORDOVA, CALIFORNIA 95742
PH 916 357 5477 FX 916 357 5462

J S P PROPERTIES

SECURITY PARK DRIVE
RANCHO CORDOVA, SACRAMENTO COUNTY, CA

G B D H
DESIGN GROUP INC

9806 Old Winery Place, Suite 1
Sacramento, California 95827
tel 916.854.9901 fax 916.854.9840
109-2561 GC 08/14/06



PLANT LEGEND

Pistacia chinensis	Chines Pistache	Low	15 Gallon	4	
Fescue (Molate, Idahoensis, Hard)	Swale Blend	Med	Hydroseed	4301 Sq'	Evergreen native grasses

SHADE CALCULATIONS

Tree Variety 35' Trees	Full Value	Full	¾	Half	¼	Total Sq.'
Pistachia chinensis	962 sq.'			3	1	1683
Total Shade Area Provided						1683
Parking Area						4290
Shade required	30%					1278
Shade Provided	39%					1683

WATER USE CALCULATIONS

Plant Variety	Sq. Ft.	Water Use Factor	Total
Low Water Use pistacia	2886	0.4	1154
Med. Water Use fescue blend	4301	1.0	4301
High Water Use Turf	0	1.8	0
Totals	7187	>	5455

Scale 1" = 30'

LANDSCAPE VISIONS INC

Interstate Construction
JSP Properties Phase 1
Security Park Drive
Rancho Cordova, CA

DESIGN BUILD CONSULTANTS SIGNATURE

REVISIONS & / ISSUES DATE

PRELIMINARY PLANTING PLAN

APR 26, 2006

LP

		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
1.	The project shall be constructed in substantial compliance with the approved Design Review plans (Exhibit A) for the Warehouse for JSP Properties APN 072-0540-001, project number RC-06-238.	On-Going	Planning	
2.	The Applicant shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	On-Going	Planning	
	Prior to Issuance of Building Permits			
3.	The landscape plans shall be reviewed by the Planning Director prior to installation.	Prior to Building Permits	Planning	
4.	The exterior building elevations shall be reviewed for architectural consistency with the approved plans by the Planning Director.	Prior to Building Permits	Planning	
5.	All entrances to the parking area shall be posted with appropriate signs per 22658 (a) CVC, to assist in removing vehicles at the property owner's/manager's request.	Prior to Building Permits	Rancho Cordova P.D.	
6.	Handicapped parking spaces shall be clearly marked and the proper signage posted and conveniently located near the buildings they are intended to serve.	Prior to Building Permits	Rancho Cordova P.D.	

		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
7.	Lighting requirements, as detailed in section 3 (lighting), shall be met.	Prior to Building Permits	Rancho Cordova P.D.	
8.	A Lighting Plan is to be reviewed and approved by the Police Department. Lighting Plans shall include photometric and distribution data attesting to the required illumination level.	Prior to Building Permits	Rancho Cordova P.D.	
9.	The address number of every commercial building shall be illuminated during the hours of darkness so that it shall be visible from the street. The numerals in these numbers shall be no less than four to six inches in height and of a color contrasting with the background.	Prior to Building Permits	Rancho Cordova P.D.	
10.	The proposed fire apparatus access roadway is over 300-feet in length. An approved fire apparatus turnaround is required within 150-feet of the end of the access roadway. Additionally, a fire hydrant shall be located along the Fire District.	Prior to Building Permits	Sacramento Metro Fire	
11.	When the apparatus access roadway length exceeds 150 feet from the public way, an approved fire apparatus roadway conforming to SMFD standard 444.302 shall be provided. The turn-around shall be located within 50 feet of the end of the access roadway.	Prior to Building Permits	Sacramento Metro Fire	
12.	Traffic calming measures, speed bumps, humps, etc. shall not be installed in fire apparatus access roadways.	Prior to Building Permits	Sacramento Metro Fire	
	Prior to Issuance of Occupancy Permit			
13.	An inspection of the finished building, colors, site amenities and parking lot improvements shall be conducted by the Planning Director.	Prior to final inspection	Planning	

Advisory Comments- Sacramento Metropolitan Fire

1. All Parcels serviced by private roads shall have a road maintenance agreement (RMA) recorded with the Public Recorders Office having jurisdiction. The roadway maintenance agreement shall include the following:
    a. Provisions for the necessary repair and maintenance of the roadway service.
    b. Removal of vegetation overgrowing the roadway and infringing on the roadway clear vertical height of thirteen feet six inches (13'6") and/or width of twenty feet (20').
    c. Provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE LANE signage or striping.
    d. Provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems.
    e. Unrestricted use of and access to the roadways covered by the agreements.
    f. Provisions for the control of vehicle parking in prohibited areas and a mechanism for the removal of vehicles illegally parked.
2. A copy of the road maintenance agreement shall provide to the Fire District with the site improvement or Civil Engineering drawings upon submittal for review. If the roadway agreement is not provided with the site improvement or civil engineering drawings, it shall be presented to the Fire District prior to the issuance of any CORs (Certificates of Release) or construction permit cards.
3. 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 property. The minimum size of the numbers shall be less than six (6) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background. Where multiple occupancies are serviced by vehicular access to the rear of the building via any driveway, alleyway, or parking lot the numbers or addresses shall be displayed on the rear of the building.
4. Approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the route of the fire apparatus access roadway. The required fire hydrants shall be installed and operational prior to any construction or on-site storage of combustible materials.
5. Plans shall be submitted to the fire prevention bureau showing hydrant locations for review and approval prior to construction. Fire Hydrant details and fire department notes shall be shown on the site plans or improvement drawings.
6. Provide access roadways with all weather driving surfaces 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. The access roadways shall be capable of supporting the imposed loading of fire apparatus and 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. Traffic calming measures, speed bumps, humps, etc., shall not be installed in fire apparatus access roadways.

7. All parcels zoned as residential (RD) shall be provided with a finished road surface consisting of 2 inches of asphalt concrete (AC) over 6 inches of aggregate base (AB) or the equivalent in concrete or other approved surface. This requirement is applicable to existing gravel roadways.
8. 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 width 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.
9. The installation of security gates is regulated by the Sacramento County Fire Code, emergency access gates and barrier requirements. All proposed vehicle and pedestrian access gate installations shall be in full compliance with this regulation. Gates and fencing shall not be installed without plan review and approval by the Fire District.
10. All structures proposed for this project shall be equipped with an approved automatic fire sprinkler system. The automatic fire sprinkler system shall be designed to NFPA 13 standards with allowable residential exceptions.
11. Due to the width of the access and interior roadways proposed for this project, less than 28 feet, vehicle parking is prohibited along the entire length of the roadways and approved fire lane identification signage/striping shall be provided.
12. Signs reading "NO OUTLET" shall be posted at the entry points to dead-end access roadways exceeding 125 feet in length.

Advisory Comments- Rancho Cordova Police Department

1. Doors
   a. The jamb on all aluminum frame swinging doors shall be so constructed or protected to withstand 1600 lbs. of pressure in both a vertical distance of 3 inches and a horizontal distance of 1 inch each side of the strike, so as to prevent violation of the strike.
   b. Glass doors shall be secured with a deadbolt lock with minimum throw of one inch. The outside ring should be free-moving and case hardened.
   c. Employee/pedestrian and utility room doors shall be of solid core wood or hollow sheet metal with a minimum thickness of 1-3/4 inches and shall be secured by a deadbolt lock with minimum throw of 1 inch.
   d. Outside hinges on all exterior doors shall be provided with nonremovable pins when pin-type hinges are used or shall be provided with hinge studs, to prevent removal of the door.
   e. Doors with glass panels and doors with glass panel adjacent to the door frame shall be secured with burglary-resistant glazing or the equivalent, if double-cylinder deadbolt locks are not installed.
   f. Doors with panic bars will have vertical rod hardware with top and bottom latch bolts. No secondary locks should be installed on panic-equipped doors, and no exterior surface-mounted hardware should be used. A 2" wide and 6" long astragal shall be installed on the door exterior to protect the latch. No surface-mounted exterior hardware need be used on panic-equipped doors.

g. Overhead roll-up doors shall be so secured on the inside that the lock cannot be defeated from the outside and shall also be secured with a cylinder lock or padlock from the inside.

2. Windows
   a. Louvered windows shall not be used as they pose a significant security problem.
   b. Windows that are capable of being opened shall be secured on the inside with a locking device capable of withstanding a force of 300 lbs. applied in any direction.
   c. Roof Openings
      1) All glass skylights on the roof of any building shall be provided with:
         a) Rated burglary-resistant glass or glass-like acrylic material; or
         b) Iron bars of at least 1/2 inch round or 1 by ¼ inch flat steel material spaced no more than 5 inches apart under the skylight and securely fastened; or
         c) A steel grill of at least 1/8 inch material or 2 inch mesh under skylight and securely fastened.
      2) All hatchway openings on the roof of any building shall be secured as follows:
         a) If the hatchway is of wooden material, it shall be covered on the outside with at least 16 gauge sheet steel or its equivalent attached with screws.
         b) The hatchway shall be secured from the inside with a slide bar or slide bolts. The use of crossbar or padlock must be approved by the Fire Marshall.
         c) Outside hinges on all hatchway openings shall be provided with nonremovable pins when using pin-typr hinges.
         d) All air duct or air vent openings exceeding 8" x 12" on the roof or exterior walls of any building shall be secured by covering the same with either of the following:
            (1) Iron bars of at least ½ inch round or 1 by ¼ inch flat steel material, spaced no more than five inches apart and securely fastened; or
            (2) A steel grill of at least 1/8 inch material or two inch mesh and securely fastened and
            (3) If the barrier is on the outside, it shall be secured with galvanized rounded head flush bolts or at least 3/8 inch diameter on the outside.

3. Lighting
   a. Parking lots, driveways, circulation areas, aisles, passageways, recesses, and grounds contiguous to buildings shall be provided with high intensity discharge lighting with sufficient wattage to provide adequate illumination to make clearly visible the presence of any person on or about the premises during the hours of darkness and provide a safe, secure environment for all persons, property, and vehicles on site. Such lighting shall be equipped with vandal-resistant covers. A lighting level consistent with City of Rancho Cordova Development Standards shall be required.

b. All exterior doors shall be provided with a light source and shall be adequately illuminated at all hours to make clearly visible the presence of any person on or about the premises and provide adequate illumination for persons exiting the building.
c. Exterior doors, perimeter, and soffit lights shall be controlled by photocell and shall be left on during hours of darkness or diminished lighting. (The building photocells should be located near any roof hatch openings for ease maintenance.)
d. Prior to issuance of a building permit, the applicant shall submit a lighting plan to be reviewed and approved by the Police Department. Lighting plans shall include photometric and distribution data attesting to the required illumination level.

4. Numbering of Buildings
   a. Each different unit within the building shall have its particular address prominently displayed on its front and rear doors. (Rear door numbers only need to be 1 inch in height.) If front door numbers are placed on glass, the numerals shall be white in color.
   b. Interior directional signs shall be employed as necessary.
5. Alarms
   a. All individual businesses within the complex will be required to have an alarm system prior to occupancy. The type of alarm is dependent upon the nature of the individual business. Tenants should be advised to make contact with the Crime Prevention Bureau well in advance of requested business occupancy for further details.
6. Misc. Security Measures
   a. The perimeter of the site shall be fenced during construction, and security lighting and patrols shall be employed as necessary. The contractor or developer shall employ an individual to provide security on the site at night. The individual may stay in a trailer on site subject to approval of the Chief Building Official.
   b. Multiple tenant office and commercial/industrial buildings shall have floor-to-floor demising walls or security barriers separating individual tenant areas to prevent entry of adjacent spaces over the top space dividers/separation.
   c. Commercial establishments having one hundred dollars or more in cash on the premises after closing shall lock such money in an approved type money safe with a minimum rating of TL-15 or class 'C'.

MEMORANDUM

DATE: October 2, 2006

TO: Honorable Mayor and Council Members

FROM: Paul Junker, Planning Director

SUBJECT: **REVIEW AND UPDATE ON AMERICAN RIVER PARKWAY PLAN UPDATE**

RECOMMENDATION

Provide direction to staff to be transmitted to the American River Parkway Plan Project Management Team (PMT). City Council direction will be forwarded to the PMT and will be considered in future hearings before the Commissions and Councils/Boards of the City of Rancho Cordova, Cordova Recreation and Park District, City of Sacramento and Sacramento County.

RESULT OF RECOMMENDED ACTION

This review will inform the City Council and the community on the latest proposals under consideration in the Parkway Plan Update. Staff will explain changes since the last City Council review of the Parkway Plan and request the City Council either endorse the current proposals or recommend specific revisions to proposed uses.

BACKGROUND

This report is provided to inform the City Council on progress of the American River Parkway Plan Update (ARPP Update) effort and to describe changes that have occurred in proposed uses since the City Council last reviewed this project on May 15, 2006. build a bridge from May 15 to now.

This discussion also allows the City Council to provide direction to staff on the latest proposed uses identified within the ARPP Update. Informed by the Council's input, City staff will continue to represent the interest of the Rancho Cordova community to the Project Management Team (PMT), which is comprised of staff from the Cities of Rancho Cordova and Sacramento, Sacramento County and the Cordova Recreation and Park District. The PMT will then prepare a final report for consideration by the involved agencies.

OVERVIEW OF RANCHO CORDOVA ARPP UPDATE PROCESS

The process of considering land uses within the Rancho Cordova portion of the Parkway has been unique within the ARPP Update process. The initial focus of the ARPP Update was the lower reaches of the American River. Those efforts, conducted over a relatively long time period, were supported by grant funds and local agency participation and considered potential uses in great detail. By contrast, the Rancho Cordova section was not of high interest and

planning efforts were supported solely by the City and CRPD, within a greatly reduced time period for review.

The overall schedule for the ARPP Update required that the City and CRPD move very quickly to prepare and present optional land uses. To this end, staffs prepared numerous concepts that were presented in three separate community forums. By design, the ARPP Update process was conducted primarily through the Update Citizens Advisory Committee (UCAC), with local agencies participating at the staff level. City and CRPD staffs worked diligently to develop and explain possible land use concepts. However, this process was quite rushed given that less than four months was allowed to develop, present and refine these locally based land use concepts. Listed below are major meetings that have occurred over the past eight months.

- 2/04/06 UCAC Field Visit to Rancho Cordova
- 2/21/06 Rancho Cordova City Council – Initial Presentation
- 4/10/06 Rancho Cordova Community Workshop
- 5/11/06 Project Management Team meeting
- 5/15/06 Rancho Cordova City Council Meeting - Staff presented Area Plan concepts and received City Council direction
- 5/19/06 City, CRPD and County staff meet to finalize RC area plans for UCAC
- 5/30/06 UCAC consideration of final issues, including Rancho Cordova proposals
- 6/01/06 Rancho staff CRPD, County Parks and Planning meet to revise proposed area plans based on UCAC feedback
- 6/08/06 Project Management Team meeting
- 6/19/06 UCAC completes review of final issues, including Rancho Cordova proposals (UCAC involvement completed)
- 8/10/06 Project Management Team meeting
- 8/11/06 City and County staff meeting to address unresolved issues (Goethe, Rossmoor trains, etc.)
- 8/29/06 City and County staff meeting to address unresolved issues
- 9/22/06 City and County staff meeting to address unresolved issues

Major Phases of the ARPP Update Process

The ARPP Update has been a complicated process that has involved many groups and stages of review. In very simple terms, the process can be divided into four major phases and described as follows:

1. Public Outreach:

Public outreach for the ARPP Update was conducted through the Update Citizens Advisory Committee (UCAC) and extended from January 2004 through June 2006. The UCAC was established as a body to represent broad community interests and was charged with providing recommended revisions to the American River Parkway Plan.

Rancho Cordova/CRPD Efforts – Concurrent with the UCAC efforts, the City and CRPD developed conceptual land uses for the portion of the Parkway within Rancho Cordova. These proposed uses were discussed in a workshop/tour with the UCAC, at City

sponsored workshops and within City Council meetings. On May 15, 2006, the City Council provided direction to staff on its position on a variety of ARPP Update issues.

The UCAC reviewed the City/CRPD proposals at 2 meetings, May 30th and June 19, 2006. In its final meeting on June 19, 2006, the UCAC concluded its review of the proposed land uses developed by the City of Rancho Cordova and CRPD and provided its final recommendations. The UCAC's recommendations varied from the City/CRPD proposed uses (detailed descriptions of UCAC recommendations provided below).

2, Agency Consensus:

Having completed the UCAC process, the PMT has continued to work to resolve outstanding questions on proposed ARPP revisions. Ideally, staffs of the involved agencies would agree with the UCAC on all issues and would forward a single set of recommendations to each elected body. It has long been recognized that PMT recommendations may differ from UCAC recommendations. Additionally, it is possible that the staff of one agency might individually disagree with either a UCAC recommendation or a recommendation by the balance of the PMT. Any such differences will be outlined in a joint staff report.

3. Agency Hearings:

The process for each involved agency to consider the Draft American River Parkway Plan is now beginning. Hearings are beginning scheduled with appointed Commissions of the involved agencies and a joint workshop of the Councils and Boards of Rancho Cordova, CRPD, City of Sacramento and County of Sacramento has been scheduled for January 2007.

The clear goal of the agencies' joint workshop would be to reach a mutually acceptable consensus land use proposal. Following the joint workshop, each of the involved agencies may, at its discretion, conduct further local agency review prior to the County initiating the environmental review process of the ARPP Update.

4. Final Adoption:

Once the local agencies have reached a consensus plan, the process of environmental review will begin. Following completion of the environmental analysis, the State Legislature and the local land use agencies must formally adopt the amended American River Parkway Plan, thus completing the ARPP Update.

OVERVIEW OF REVISIONS TO LAND USE PROPOSALS

The ARPP Update effort has continued through various phases since the City Council last reviewed Parkway plans. Changes from the recommendations provided by the City Council on May 15 have been introduced by the UCAC in their formal review, by the PMT through a series of follow up meetings and, in one case, as a result of staff's understanding of the expectations of the City Council and the community.

The purpose of the following analysis is to very clearly note the changes that have occurred since the last Council review and determine whether the City Council supports the current proposals.

Rossmoor Bar Area Plan:

Proposed land uses in play at the Rossmoor Bar include a realigned Live Steamers facility, a sensory garden and arboretum. City and CRPD staff had proposed that these three uses be combined into a single facility, with a buffer of restored habitat surrounding the collection of uses. This set of uses would require an expansion of the Developed Recreation designation eastward from the existing Live Steamers facility.

UCAC Recommendations:

The UCAC had difficulty resolving a position on the set of uses proposed by the City and CRPD. Therefore, they considered the uses individually with the following resolutions:

- Live Steamers: The UCAC did not come to a consensus on the trains but left it to the County/City/CRPD to decide how to configure uses.
- Sensory Garden: The UCAC was "silent" on the Sensory Garden – if it is approved by the County it should be less developed so it would fit in the Limited Recreation land use designation.
- Additional Developed Recreation Land: The UCAC chose not to provide additional Developed Recreation land east of Hagan Park. Rather, the UCAC recommended this land be designated Limited Recreation. The Limited Recreation land would allow the arboretum and would allow a sensory garden with a low level of improvements. Limited Recreation will not allow the realigned Live Steamers facility.
- Recreation reserve converted to Protected Area: City and CRPD staff proposed 212 acres of Recreation Reserve land be changed to Protected Area. Staff proposed this change based upon what was understood to be the intent of the Council and the community; however, this revision was not discussed with the Council and was not approved on May 15. The UCAC supported this land use revision.

Goethe Park Area Plan:

The City Council supported changes in the Goethe Planning Area (land west of Hagan Park) to support a set of interrelated land uses that would include an enhanced drainage channel and accompanying restored wetland, an organic farm/native plant nursery, and an interpretive center to educate visitors on these activities.

Generally, the Council's recommendation relocated 40 acres of existing Developed Recreation land located west of the drainage channel and pulled this active land use designation closer to Hagan Park. Additionally, the Council validated the concept of a multi-focus interpretive center which would be located east of the drainage channel and designated enough acreage with the Developed Recreation land use to allow for detailed planning in the future when facilities needs and site constraints could be adequately considered.

UCAC Recommendations:

The UCAC generally embraced the concepts proposed by City and CRPD staff, but did not support the amount of land that the Council proposed as Developed Recreation. The UCAC did

not recommend in favor of constructing an interpretive center, but did clearly intend to design enough land to allow an organic farming operation and development of an interpretive center. The UCAC supported the City's proposal to convert 40 acres of Developed Recreation to Protected Area, but recommended that only 7 acres of Developed Recreation be designated for the organic farm structures and the future interpretive center.

PMT Review of UCAC Recommendations:

The Project Management Team (PMT) is a group of senior managers from the Cities of Rancho Cordova and Sacramento, Sacramento County and the Cordova Recreation and Park District. This group is charged with reviewing the UCAC recommendations. It is understood that the opinions of the PMT may differ from the UCAC recommendations and that, should such differing opinions exist, the PMT would state its concerns to the elected officials for consideration.

City and CRPD staffs have met on numerous occasions within the PMT structure to resolve differences between the City Council's proposed land uses and the UCAC recommendations. To date, minimal adjustment to the UCAC recommendations have been embraced. Areas of particular concern to staff include:

1. Failure to provide additional Developed Recreation land east of Hagan Park ensures that the Live Steamers will not realign facilities and the narrow constriction of the bike trail passing this facility will remain. Additionally, the Developed Recreation land use is needed to provide a typical sensory garden, a facility that generally involves raised planters, concrete pathways and shade structures. While the sensory garden may be feasible in the Limited Recreation land use, the facilities would be downscaled and the functionality for physically impaired visitors would be reduced.

2. The failure to provide adequate land for an interpretive center fundamentally sacrifices the proposed habitat restoration/study and public education of the interpretive center in favor of the organic farm/native plant nursery. City and CRPD staffs have supported the farming/nursery operations, but are concerned that the UCAC recommendation does not provide adequate land for the range of uses proposed. Generally, City and CRPD staffs have consistently recommended that approximately 3 acres of land should be set aside as a potential interpretive cent site.

USE OF PARKWAY LAND TO SATISFY HABITAT MITIGATION

A final current issue that affects the future of the Parkway is negotiations between Sacramento County and various local, state and federal agencies to locate mitigation lands within the Parkway. While staff believes that the use of mitigation requirements to enhance currently fallow agricultural field can benefit the Parkway, such programs must be carefully considered to ensure that the role of the Parkway as a community amenity is not compromised.

In the case of mitigation proposals west of Hagan Park, little outreach or coordination with the City or CRPD has occurred. Based upon recent discussions with County staff, it appears that some or all of the vacant agricultural land west of Clifton's Drain will be dedicated to meeting the mitigation requirements of the Sacramento Area Flood Control Agency, the Western Area Power Administration and the State Reclamation Board. Of particular concern to City staff is lack of coordination with affected agencies regarding the form of habitat enhancement and

assurances that habitat areas will remain accessible to the public. Further, it appears that some or all mitigation plantings are scheduled to occur this winter and during spring of 2007.

Given the plans to complete planting within approximately seven months, there does not appear to be adequate time to incorporate landform restoration or to integrate the City's concept of an enhanced Clifton's Drain channel improvement and associated wetlands restoration.

This issue is raised as an informational item and staff is not requesting a specific action regarding mitigation programs within the Parkway. However, if the Council is concerned with potential impacts to Parkway usage that could result from mitigation programs, then staff would recommend the Council revisit this issue in the near future and request that County staff provide a comprehensive briefing on mitigation plans. Attached is a letter from Gary Kukkola, Director of County Regional Parks, regarding the proposed mitigation programs.

Attachments:

1. ARPP Land Use Maps for Rossmoor and Goethe Plan Areas
   City approved; UCAC Recommended; and Current PMT Proposal
2. Summary of Acreages by Land Use Type
3. Draft ARPP Update Hearing Schedule
4. County Parks Letter Regarding Habitat Mitigation within Goethe Park Area

Attachment 2: Summary of Acreages by Land Use Type

Difference in Acreage Between Existing and Recommended Land Uses For Goethe Park and Rossmoor Bar				
Existing Land Use Acreages By Designation (1985 Plan)*		Council Recommended Land Use Acreages By Designation*		Total Change*
Developed Recreation	256.83 AC	Developed Recreation	265.90 AC	+ 9.07 AC
Limited Recreation	87.77 AC	Limited Recreation	112.70 AC	+ 24.93 AC
Nature Study Area	117.22 AC	Nature Study Area	117.22 AC	No Change
Protected Area	451.93 AC	Protected Area	491.93 AC	+40.00 AC
Recreation Reserve	262.63 AC	Recreation Reserve	188.63 AC	-74.00 AC
TOTAL	1,176.38 AC	TOTAL	1,176.38 AC	
* All Acreages are approximate				

Difference in Acreage Between Council Recommended Land Uses And Current Proposed ARPP Update Land Uses For Goethe Park and Rossmoor Bar				
Council Recommended Land Use Acreages by Designation*		Final PMT** Recommended Land Use by Acreages by Designation*		Total Change***
Developed Recreation	265.90 AC	Developed Recreation	229.82 AC	-36.08 AC
Limited Recreation	112.70 AC	Limited Recreation	123.85 AC	+11.15 AC
Nature Study Area	117.22 AC	Nature Study Area	117.22 AC	No Change
Protected Area	491.93 AC	Protected Area	703.52 AC	211.59
Recreation Reserve	188.63 AC	Recreation Reserve	0.0 AC	-188.63
Total	1,176.38 AC		1,176.38 AC	
*All acreages are approximate ** Project Management Team *** Total Change between Existing Land Use and PMT Recommendation				

ARPP Update Hearing Schedule 2006

SEPTEMBER

Completed	Tues. 12th	1-4 pm	LARTF
Confirmed	Thurs. 21st	5:30 pm	Water Forum Plenary

OCTOBER

Confirmed	Thurs. 5th	7 pm	Arden-Arcade CPC
Confirmed	Wed. 11th	7 pm	Cordova Recreation and Parks District Board
	Thurs. 12th	7 pm	Cordova CPAC
tentative	Fri. 20th	am?	CalExpo Operations Group
	Fri. 20th	1200	ARP Advisory Committee
	By Oct. 13		Sacramento City Committee Workshop

NOVEMBER

Confirmed	Wed. 1st	6:30 pm	Fair Oaks CPC
Confirmed	Thurs. 2nd		Joint PRC and Youth Commission
Confirmed	Thurs. 9th	6:30 pm	Rancho Cordova Planning Commission
	November 7th or November 15th	6:30 pm	Carmichael & Old Foothill Farms CPC
	(More to come on this one. S. Burnett 9-13-06)		
Confirmed	Tues. 14th	6 pm	County Policy Planning Commission
	Thurs. 16th	2 pm	SAFCA Board
Confirmed	Thurs. 16th	6 pm	County Recreation & Parks Commission

DECEMBER

Confirmed 7th – Sacramento City Planning Commission

JANUARY 2007

Joint Workshop: Sacramento County Board of Supervisors
Sacramento City Council
Rancho Cordova City Council

FEBRUARY

Individual Electeds Hearings as desired
Send Updated ARPP to environmental review

Attachment 4

Municipal Services Agency

Department of Regional Parks
Gary Kukkola, Director

Terry Schutten, County Executive
Cheryl Creson, Agency Administrator

County of Sacramento

September 20, 2006

Paul Junker
Director of Planning
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Dear Mr. Junker:

Consistent with our desire to keep the City of Rancho Cordova informed regarding upcoming projects and issues of interest in the American River Parkway (ARP), I would like to update you regarding environmental mitigation/restoration projects that are being planned for the Goethe East portion of the American River Parkway. These projects provide the opportunity to restore natural values, improve habitat, and ultimately improve public access in a manner consistent with the underlying land use designation recommended for this area by the American River Parkway Plan Update Citizens Advisory Committee (UCAC), and the ARP Plan Update Project Management Team. As always, Parks staff remains available to discuss these projects in greater detail, and incorporate your comments and ideas as project parameters allow.

County Regional Parks staff has been working with the Army Corp of Engineers, the State Reclamation Board, the Sacramento Area Flood Control Agency, and the Western Area Power Administration to locate areas where Valley Elderberry Longhorn Beetle mitigation can be sited along the American River Parkway. One area that we anticipate restoring is located to the west of "Clifton's Drain" between the bicycle trail and the levee. The preliminary site plan identifies a 150 foot buffer (no planting area) between the proposed restoration area and "Clifton's Drain" that would allow for "naturalizing" the drain in the future as recommended by the American River Parkway Plan Update Citizens Advisory Committee. The plantings will include Elderberry shrubs and associated native species (oaks, sycamores, black walnuts and native shrubs). The approximate size of the proposed restoration area is 59 acres that currently is covered mainly with Yellow Star Thistle and other non-native plants. It is the County's goal to accomplish the distribution of plantings in as naturalistic a manner as possible.

This area has been in agriculture for many decades. During the last 30 years crops have included pears, alfalfa and safflower. Most recently this acreage has been included under a larger agricultural lease to David Breinke who has not had a crop planted there during the last two (2) years. We have notified Mr. Breinke, per his lease agreement, that this portion of property under his lease will be returned to the county for the restoration project. Mr. Breinke is supportive of the project and has no concerns with having his acreage reduced. Removing this acreage from Mr. Breinke's lease and restoring it will allow park users to legally access this portion of the parkway for the first time since it was acquired by the county in 1974. A condition of the environmental

easement that is proposed for the restoration area states that, "Grantor and State agree that the provisions of the Environmental Easement are not intended and shall not in any way prohibit walking, hiking, nature study, fishing or other recreational activities on any of the Habitat Areas consistent with the Protected Area land use designation under the American River Parkway Plan..." The easement language is still being discussed, but it is our intent to strike an appropriate balance between the need to protect mitigation plantings during the establishment period, and to ensure public access.

The UCAC and the Project Management Team, which included planning staff from Rancho Cordova and Cordova Park District, recommended that this area be classified as Protected Area in the updated ARP Plan. As previously stated, this land use designation does not preclude public access. It simply sets a standard for the types of facilities and activities that are appropriate in such areas. Environmental restoration is consistent with this land use designation, and it is important to note that these restoration projects will not impact the vision for more active uses of the land east of the drain. We anticipate having this site mowed in the next few weeks so that a cultural resource assessment can be done on the property. Mitigation planting would likely occur during late winter or spring.

This project provides an opportunity to accomplish a shared vision for environmental restoration on 59 acres of American River Parkway land consistent with many key stakeholder group interests, the recommendations of the ARP Plan Update Committee, and the Project Management Team for the Update process. Please feel free to contact me at 875-6283 if you wish to discuss these projects in greater detail.

Sincerely,

Gary Kukkola
Director

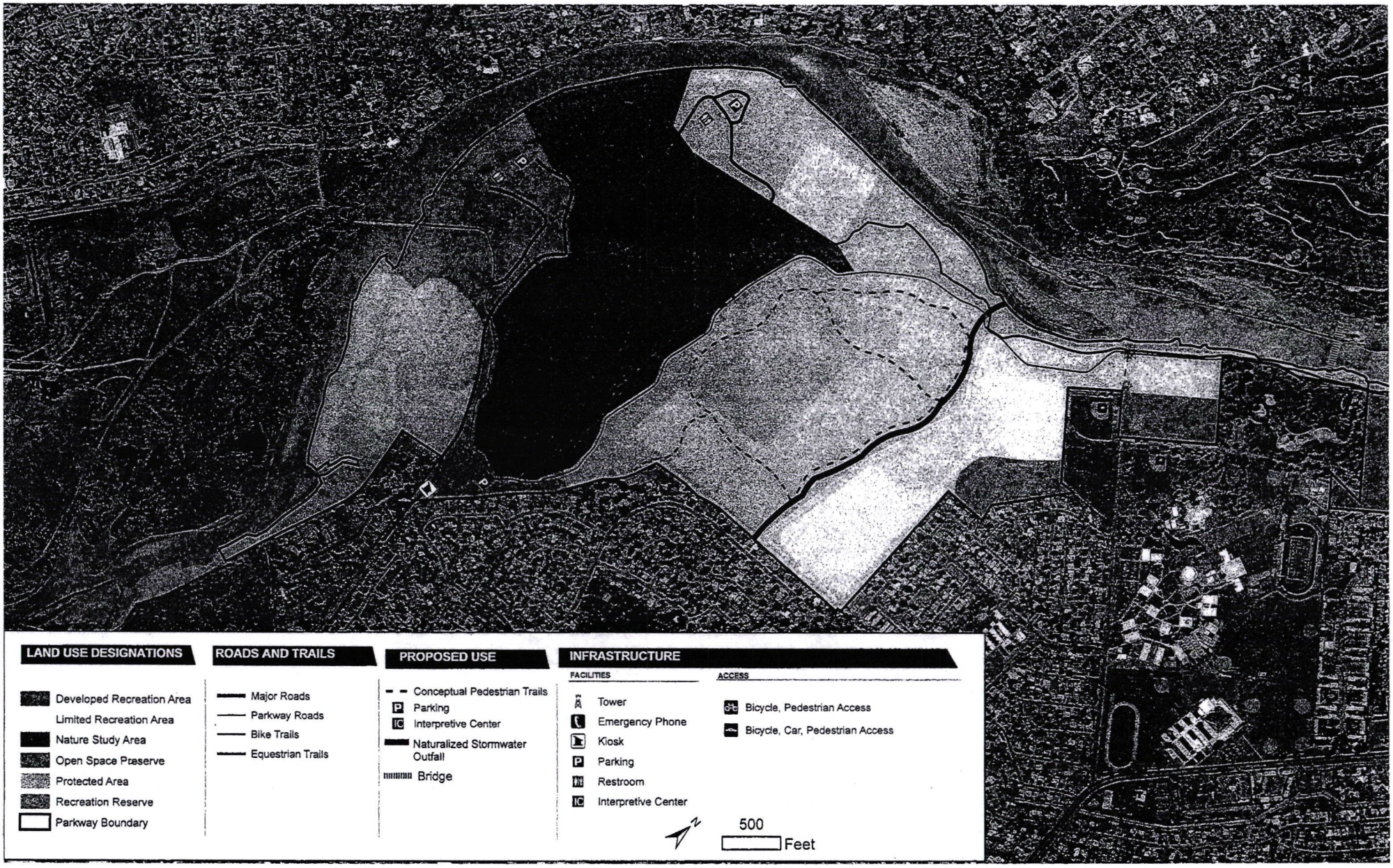
Attachment: Proposed ARP Plan Update Area Map for Goethe Park
(Note: Proposed mitigation/restoration site is shown as "Protected Area" near the middle of the map. It is bordered by "Nature Study Area" to the west and "Limited Recreation Area" to the east.)

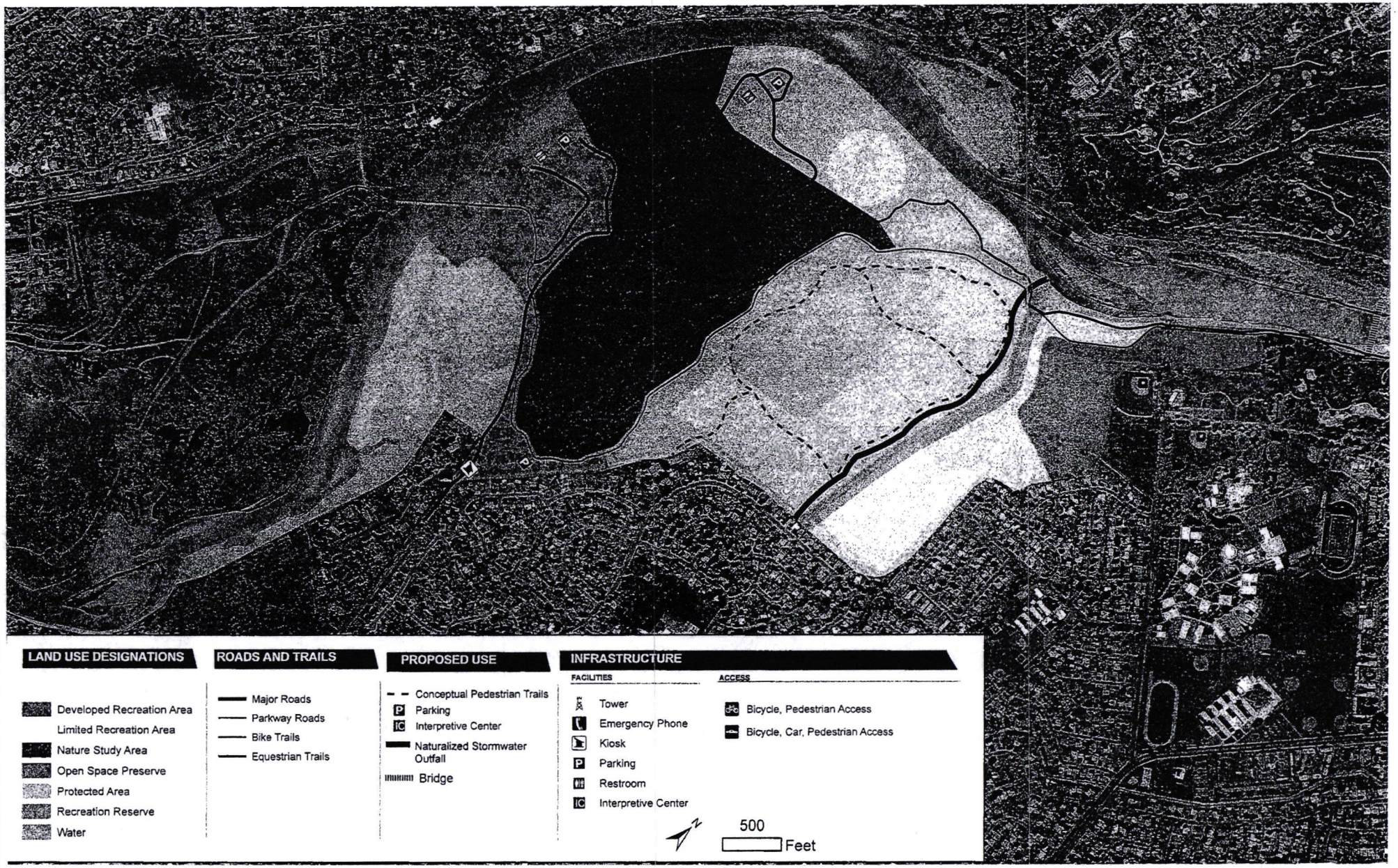
C: Don Nottoli, Supervisor, 5th District
Terry Schutten, County Executive
Cheryl Creson, Administrator, Municipal Services Agency
Ted Gaebler, City Manager, City of Rancho Cordova
Kathleen Franklin, Planner, City of Rancho Cordova
Greg Foell, Administrator, Cordova Recreation and Park District
Lee Frechette, Planner, Cordova Recreation and Park District
Dave Lydick, Deputy Director, Regional Parks
Jill Ritzman, Deputy Director, Regional Parks
Trevor Burwell, Senior Natural Resources Specialist
Tim Washburn, Counsel, Sacramento Area Flood Control Agency
Sunny Williams, Planner, County of Sacramento

Goethe Park Area Plan - UCAC Plan

Attachment 1

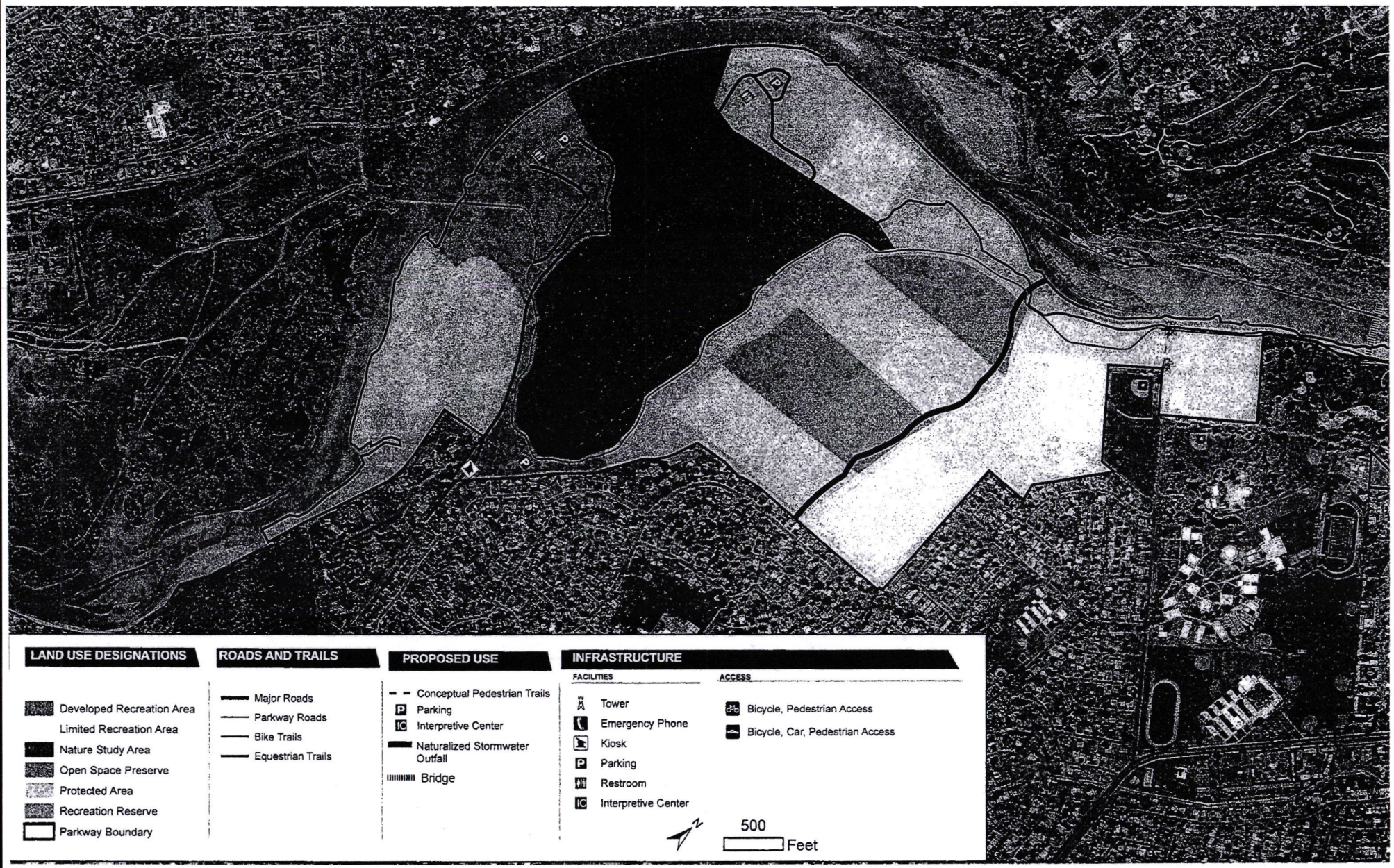
C.M. Goethe Park




LAND USE DESIGNATIONS
Developed Recreation Area
Limited Recreation Area
Nature Study Area
Open Space Preserve
Protected Area
Recreation Reserve
Water
ROADS AND TRAILS
Major Roads
Parkway Roads
Bike Trails
Equestrian Trails
PROPOSED USE
Conceptual Pedestrian Trails
Parking
Interpretive Center
Naturalized Stormwater Outfall
Bridge
INFRASTRUCTURE
FACILITIES
Tower
Emergency Phone
Kiosk
Parking
Restroom
Interpretive Center
ACCESS
Bicycle, Pedestrian Access
Bicycle, Car, Pedestrian Access
500
Feet

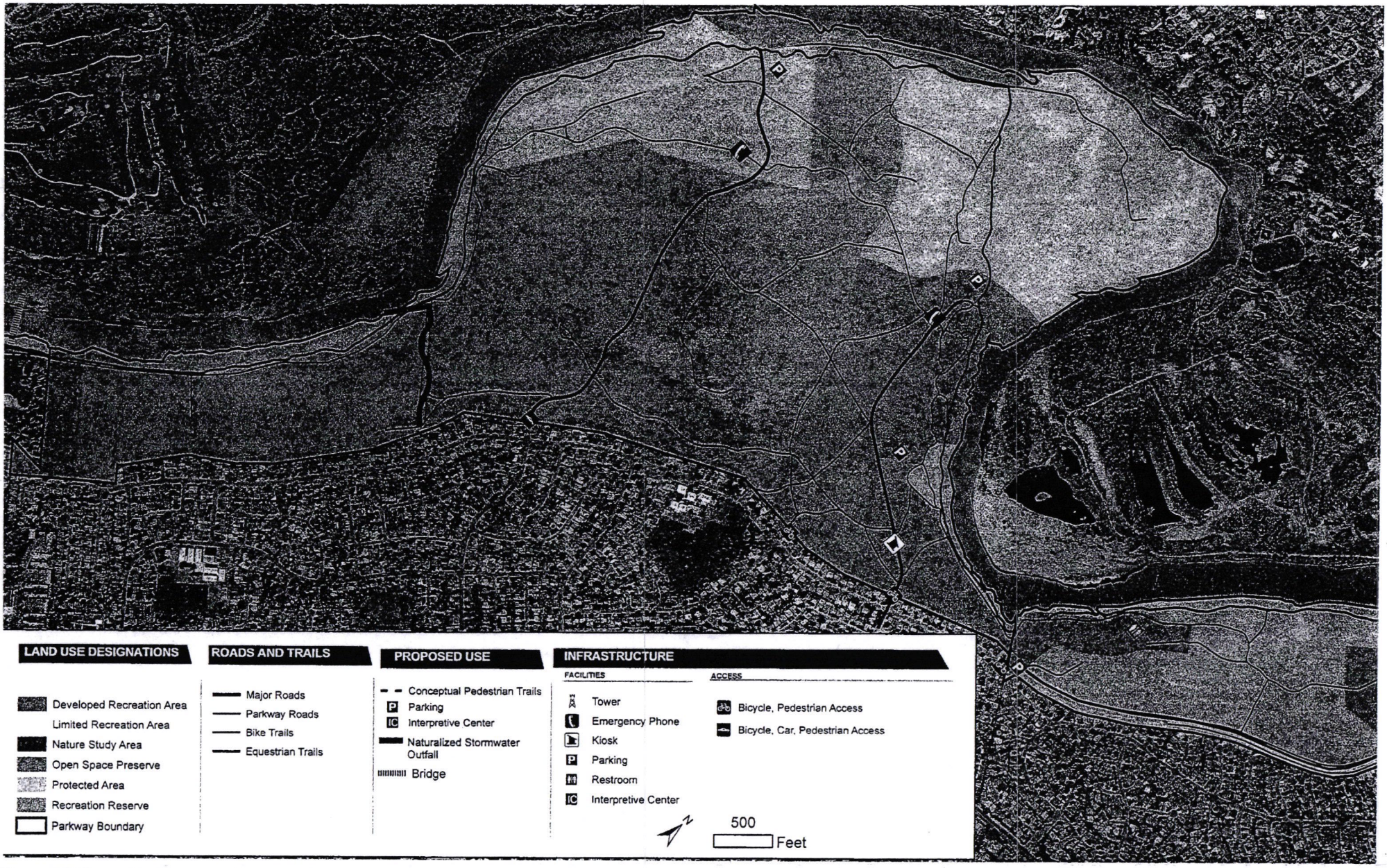
1985 Parkway Plan - Goethe Park Area Plan - Existing Land Use

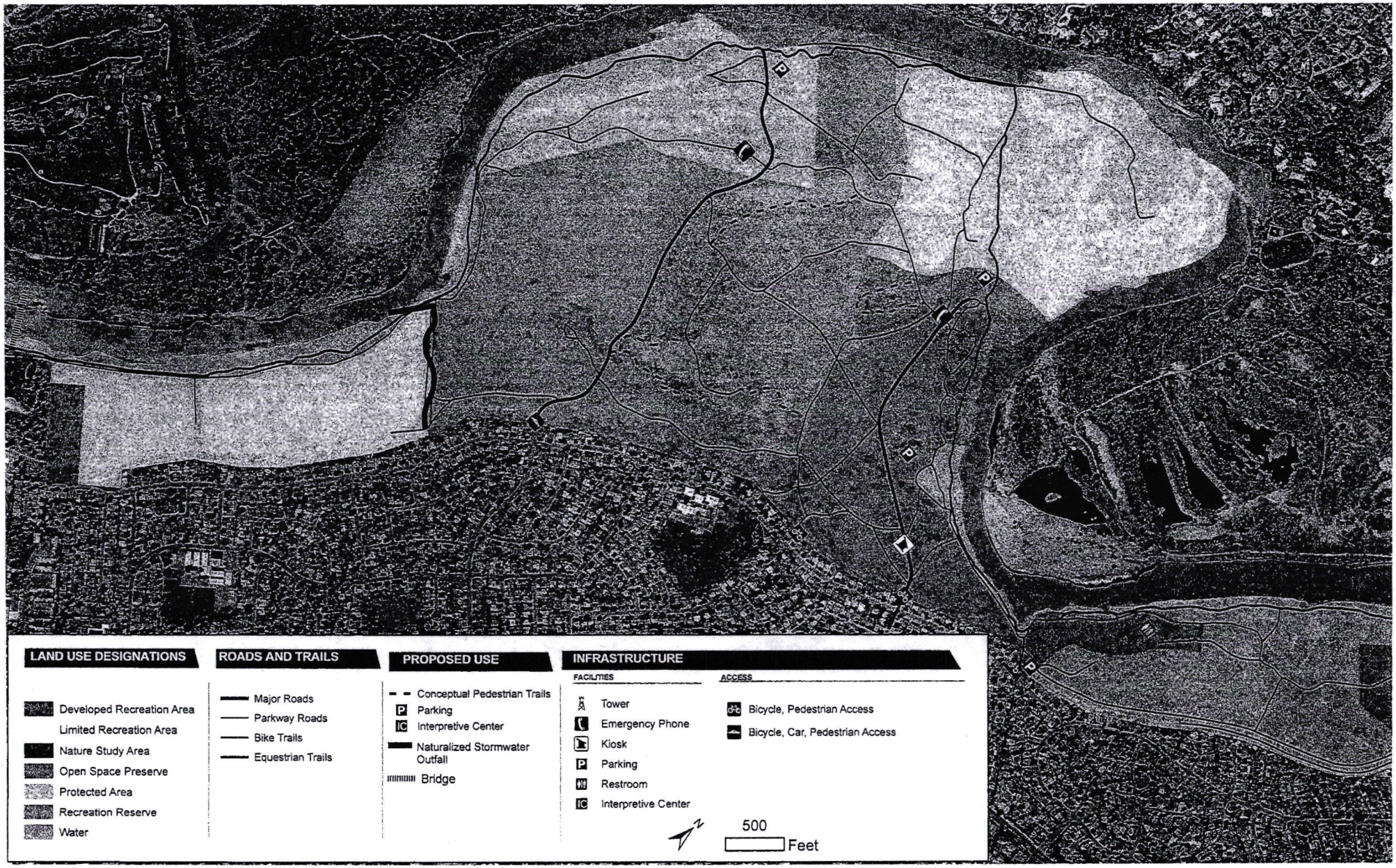
Attachment 1 C.M. Goethe Park



1985 Parkway Plan - Rossmoor Bar Area Plan - Existing Land Use

Attachment 1 Rossmoor Bar Area Plan

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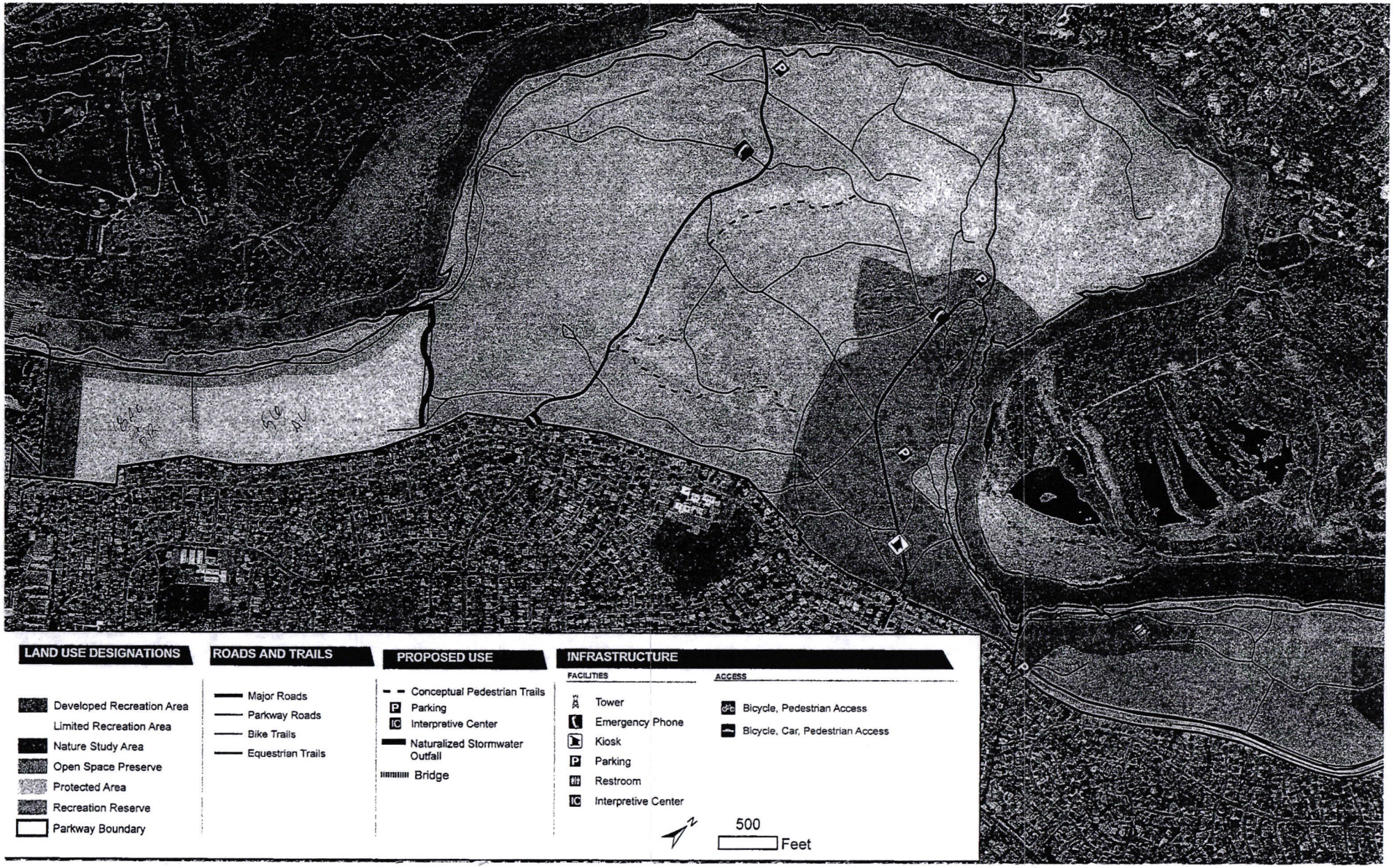
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500
Feet

MEMORANDUM

DATE: October 2, 2006

TO: Honorable Mayor and Council Members

FROM: Council Member Ken Cooley

SUBJECT: **RECONSIDERATION OF COUNCIL DISCRETIONARY FUNDING**

RECOMMENDATION

Council discusses reconsideration of Discretionary Funding Program.

RESULT OF RECOMMENDED ACTION

Approval of a Discretionary Funding Program would allow allocated monies be distributed to Mayor and Council Member's.

BACKGROUND

In the 2006-07 Budget, monies were set aside for each Council Member and the Mayor for discretionary use. The Mayor's allocation is $15,000 and Council Members are allocated $10,000 each. It is anticipated that this will be an annual appropriation unless and until Council directs otherwise.

Each Council Member may use his/her discretionary funds for public purposes benefiting the public interest within the Council's jurisdiction that he/she deems appropriate without having to seek additional approvals after the annual budget is adopted.

A completed check request signed by the requesting Council Member is submitted to the Finance Department. The check request should indicate that the monies requested are to come from discretionary funds and include the intended use. Unless directed otherwise, staff will direct the check to the Council Member for distribution. Once a quarter, Finance will submit a report to the City Manager's Office for distribution to the Council, which will detail year to date uses of the individual discretionary funds.

Unused discretionary funds will not be carried over to the subsequent fiscal year. If included in the adopted subsequent year budget, new funds will be available on each July 1.

AGENDA ITEM # 17

MEMORANDUM

DATE: October 2, 2006

TO: Honorable Mayor and Council Members

FROM: Joseph Chapman, City Attorney's Office

SUBJECT: **ORDINANCE AMENDING CHAPTER 4.22, "CARDROOM," OF THE RANCHO CORDOVA MUNICIPAL CODE**

RECOMMENDATION

Introduce the ordinance, waive the first reading, and continue the ordinance to the October 16, 2006, City Council meeting for adoption.

RESULT OF RECOMMENDED ACTION

Passage of this ordinance will eliminate a two-year local residency/business requirement for cardroom license applicants and extend the sunset provision of the City's cardroom ordinance, which is currently set to expire at the end of 2006.

BACKGROUND

Cardroom operation in the City is regulated by the provisions set forth in Municipal Code Chapter 4.22. For the most part the City's cardroom regulations have been inherited from the County of Sacramento. In 2004, the Council amended Chapter 4.22 in order to bring the City's ordinance into compliance with the provisions of the state's Gambling Control Act (Business and Professions Code Sections 19800-19984); to make discretionary changes allowed under the Gambling Control Act relating to the expansion of gambling; and to make some general housekeeping changes.

The 2004 amendment also established a sunset provision providing for the termination of certain provisions of Chapter 4.22 relating to the City's ability to authorize cardroom operations within the City pursuant to the Gambling Control Act. The purpose of including the sunset provision is to provide the City with greater control to monitor gaming and to ensure that gaming in the City does not get out of control. The sunset provision is scheduled to go into effect on December 31, 2006.

Elimination of Two-Year Residency/Business Requirement

One of the provisions inherited from the County's ordinance is a two-year residency/business operation requirement for cardroom applicants. Per the current ordinance, an applicant must be a local resident or have operated a business locally for

a period of two years prior to applying for a cardroom license. The stated purpose of the requirement is to give the City a period of time in which to observe an individual's or business entity's ethical practices or lack thereof as part of the overall background investigation of an applicant conducted by the Police Department.

The recent cessation of operations by one of the City's two cardrooms, the Don Juan Club, has brought the issue of the two-year requirement to staff's attention. The Don Juan Club was closed due to the owner's violating conditions placed upon the business' state gambling license. Staff expects that the current owner of the Don Juan Club will seek to transfer his state license once the state's proceedings on the matter have concluded. Two separate business groups that currently operate cardrooms outside the City have been in contact with the City about succeeding the Don Juan Club's operation within the City.

After review and discussion with City staff and the Police Department, it is staff's recommendation that the Council eliminate the two-year requirement from Chapter 4.22. It is staff's opinion that the two-year provision unnecessarily limits the pool of potential legitimate applicants. Elimination of the provision will not prevent the Police Department from conducting a thorough background investigation of an applicant and the applicant's proposed operation. In addition, in order to operate a cardroom within the state, all applicants must obtain a state gambling license and must undergo background investigations at the state level as well. The attached ordinance eliminates the two-year requirement from Chapter 4.22.

Extension of Sunset Provision

As discussed above, the City's 2004 amendment to the cardroom ordinance established a sunset provision that would terminate certain provisions relating to the operation of cardrooms in the City. This sunset provision is scheduled to take effect on December 31, 2006. In order to prevent the sunset provision from going into effect, the sunset date needs to be deleted or extended. The attached ordinance will extend the sunset provision for five years to December 31, 2011.

REQUESTED MOTION

"I move that the City Council introduce the ordinance amending Chapter 4.22, "Cardrooms," of the Rancho Cordova Municipal Code, waive the first reading, and continue the ordinance to the October 16, 2006, City Council meeting for adoption.

ATTACHMENTS

1. Ordinance 56-2006

CITY OF RANCHO CORDOVA

ORDINANCE NO. 56-2006

AN ORDINANCE OF THE CITY OF RANCHO CORDOVA AMENDING CHAPTER 4.22, "CARDROOMS," OF THE RANCHO CORDOVA MUNICIPAL CODE

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

SECTION 1: Title 4, Chapter 4.22, Section 4.22.015, "Statement of Purpose," is hereby amended to read as follows:

"**4.22.015 Statement of Purpose.**

A. The regulatory provisions of this Chapter are necessary to ensure that Cardrooms are operated reasonably for the protection of public health, safety, and welfare and to conform to State mandated requirements set by the Gambling Control Act found in the Business and Professions Code commencing with Section 19800, et seq. The more liberalized regulations provided in this amendment of the Chapter permit cardrooms to play a wider range of card games and increase the monetary limit on the amount of wagers. With such liberalization of gaming regulations, the City's ability to enforce state and local law is compromised because the City's time, effort and expense increases due to an increased opportunity for dishonesty and criminal conduct. Although many operators are highly reputable, others are creative in avoiding the letter of the law. Gaming brings with it the elements of enjoyment and entertainment for its patrons but also undesirable elements such as compulsive gambling, cheating, dishonesty, and other possible criminal violations and peace disturbances.

B. If all Licensees were reputable and vigilant, regulatory supervision would be almost perfunctory. Such is the case with many existing licensees. Others, however, require exhaustive monitoring and enforcement. Integrity is a difficult commodity to ascertain in advance of licensure. Thorough screening of applicants prior to licensure is desirable. Pursuant to the regulations set forth in this Chapter, the Chief of Police conducts a thorough investigation into the background of applicants and their entities in order to assure that licensure will not set the stage for fraud or deceit.

C. This ordinance authorizes the issuance of only two (2) Cardroom licenses in the City. This restriction will limit the expansion of gambling within this community to a level where such gambling will be a source of local entertainment and recreation for local citizens while preventing this community and City from becoming a mecca for professional gamblers and gamblers from other jurisdictions. A "casino" type atmosphere where gambling becomes the major industry or attraction of a community or mecca for gamblers from all jurisdictions is detrimental to the development of this community as such increased and unrestrained gambling creates greater law enforcement problems compromising the ability of law enforcement to totally control the criminal and peace disturbance effects thereof. Limiting the number of licensed Cardrooms assists in the accomplishment of these goals.

D. The limitation in the number of cardroom licenses available will allow City

energies to be more efficiently allocated. The number of Cardrooms will remain at a manageable level for the Chief of Police. The volume of unstable or illegally run Cardroom operations will be more effectively curtailed.

E. Accordingly, it is the opinion and finding of the Rancho Cordova Chief of Police and of this City Council that a two Cardroom license limit in the City will eliminate many of the above mentioned problems without undue burden on stable and reputable cardrooms. The purpose therefore of the regulatory provisions of this Chapter is to protect the health, safety, and welfare of the citizens within the City limits, to assure that City expenditure is efficiently allocated, and to provide legitimate Cardrooms where citizens of this City can safely enjoy the entertainment provided by reputable Cardrooms."

SECTION 2: Title 4, Chapter 4.22, Section 4.22.020, "Qualifications – Use," is hereby amended to read as follows:

"**4.22.020 Qualifications – Use.**

A. If the applicant for a Special Business License to operate a Cardroom is a sole proprietor, the proprietor shall have met the requirements set by the State Department of Justice pursuant to the Gambling Control Act (commencing with Business and Professions Code Section 19800, et seq.) prior to filing the application for the license. If the applicant is a partnership, corporation, or other business entity owned by more than one individual, the business entity shall have met the requirements set by the State Department of Justice pursuant to the Gambling Control Act (commencing with Business and Professions Code Section 19800. et seq.) prior to filing an application for a license.

B. The Special Business License issued pursuant to this Chapter shall be placed in use at the designated location no later than ninety (90) days following the issuance thereof and the Special Business License shall remain in use thereafter for the term of the license. Failure to place such license in use at the designated location within the ninety (90) day period provided herein or to maintain the license in use during the term of the license, shall be grounds for revocation of the license by the Chief of Police. For purposes of this Section "in use" shall mean that at the location designated in the license the business of a Cardroom shall be in operation and that games as provided for in this Chapter shall be conducted therein.

C. For purposes of revocation under this Section, temporary closure of the Cardroom for necessary remodeling, rebuilding, repair improvements or other necessary and reasonable activity required to operate or improve the operation of the Cardroom when such activities are undertaken by the Licensee in a good faith effort to complete the activity within a reasonable period of time, shall not be grounds for revocation.

D. The Licensee shall cooperate with the Chief of Police by providing the Chief of Police the necessary information and documentation upon demand by the Chief of Police in order for the Chief of Police to determine whether the Licensee comes under the provisions of this Section requiring revocation of the license. Failure of the Licensee to cooperate with the Chief of Police pursuant to the provision of this Section

shall be grounds for the revocation of the Special Business License to operate the Cardroom. The procedure for notice of revocation, revocation, and appeal of revocation shall be the same as is provided in Chapter 4.10 for the revocation of Special Business Licenses."

SECTION 3: Title 4, Chapter 4.22, Section 4.22.145, "Sunset Provision," is hereby amended to read as follows:

"**4.22.145 Sunset Provision.**

Sections 4.22.005, 4.22.010, 4.22.085, 4.22.090, 4.22.095, 4.22105, and 4.22.125 shall remain in effect only until December 31, 2011. As of that date, these sections are repealed unless a later enacted ordinance, that is enacted on or before December 31, 2011, deletes or extends that date. Upon repeal of such sections pursuant to this section, all Cardrooms within the City of Rancho Cordova shall be prohibited."

SECTION 4: Severability

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

SECTION 5: Effective Date and Publication

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

PASSED AND ADOPTED this 16th day of October, 2006, by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

Robert J. McGarvey, Mayor

ATTEST:

Anna Olea-Moger, CMC, City Clerk

Public Information Communications Plan 2006-07

Mission of the Public Information Office:

Develop and implement progressive public information programs which promote the City goals.

Introduction

- This plan is broad and flexible document build from the Goals, Objectives & Staff Actions *
- Recognizes the need to build small, targeted public relation plans for specific services and economic development efforts.
- Staff and monetary resources are not limitless and there needs to be a prioritization of programs we will be promoting.

Communication Challenges

- Changing the mindset of those who accept, without question, that Rancho Cordova is a problem area and a place to get away from. *This may be more prevalent in our own residents than those outside the community.*
- Making residents typically uninvolved with the City care about it.
- Resetting expectations of what a City can and cannot do. (Why is the Stagger Inn still standing?)
- Communicating with a population diverse in age, education, ethnicity and income levels.

Communication Opportunities

- We are viewed – regionally as up and coming.
- Have a reputation for being open and responsive to media.
- Organizations are coming to us to seek our participation and provide us platforms to get our message out.

Audiences

- Citizens of Rancho Cordova who worked toward cityhood and anticipate the fulfillment of cityhood promises
- Residents who may only care about a service or two but not pay much heed to other City activities.
- Developers keen to learn how the City is positioning itself of the future and the economic opportunities available
- Current and future business owners
- New residents who are getting their first impression of the City
- Partners who we work with to provide services and planning.
- City staff who are representatives of the City.

Key Messages

1. The City of Rancho Cordova is reinventing itself.
2. Rancho Cordova is safe and thriving community where you can raise a family and do business.
3. Rancho Cordova is responsive and nimble, able to rapidly adapt to meet changing service needs.

Key Messages Continued

4. Rancho Cordova is a broker, facilitator, catalyst. We have a fresh approach to doing business and bringing value-added resources to the community.

5. Rancho Cordova is an entrepreneurial City that values its heritage, yet seeks new and cutting edge ways to achieve its goals.

6. Rancho Cordova is a proud City with high expectations for both provision of services and citizens regard for their hometown.

Strategies

1. Continue the implementation of image campaign City Life. Reinvented.
2. Promote the enhancement of Rancho Cordova's exiting neighborhoods and commercial districts through specific outreach programs
3. Increase the level of involvement in community activities which provide marketing opportunities to promote the City's goals and Key Messages.
4. Implement technology solutions for providing better customer service and communications with the public
5. Continue to nurture media and outreach opportunities generated by City departments to promote services and information which are tangible benefits of cityhood.
6. Create a crisis communication plan to increase emergency preparedness and information dissemination during a disaster*
7. Measure the success of City services and communication efforts via public opinion polling.*

Strategy 1: Continue the implementation of image campaign City Life. Reinvented.

Tactics	Status
A. Advertising campaign to build awareness and promote assets*	Ongoing
B. Publish quarterly newsletter	Ongoing
C. Develop and distribute City Quality of Life Brochure (s) for promotion of image and economic development	November 2006
D. Publish Annual State of Community Report*	February 2007

Strategy 1 – Waiting List

- *Implement a mobile City Hall to visit at least 3 community events **
- *Develop City promotional video/DVD to use in introducing and promoting the City*
- *Print a business system, folders, letterhead etc featuring the new brand*
- *Develop a City Calendar as a branding vehicle*

Strategy 2: Promote the enhancement of Rancho Cordova's exiting neighborhoods and commercial districts through specific outreach programs

Tactics	Status
a. Create an Economic Outlook Communication Program • Creation of an e-newsletter/email list serve for Economic Development updates and alerts	Planning to begin Oct 2006 – outline for enewsletter has begun
b. Create a Neighborhood Services Code Enforcement Education Program *	Awaiting neighborhood services manager. Planning to begin Oct 2006

Strategy 2 – Waiting List

- *Create a New Resident Program **
  - *Assist the Cordova Community Council with City Services Information for welcome packets, i.e. Building Standards, etc. Create City sponsored recognition programs which encourage image improvement activities.**
  - *Implement outreach to all new residents of Rancho Cordova*
- *Host networking events for organizations within the City to share ideas and conduct business. **

Strategy 3: Increase the level of involvement in community activities which provide marketing opportunities to promote the City's goals and Key Messages.

Tactics		Status
A.	Develop a City Booth for use on outreach opportunities and events that meet communication goals	In process
B.	Stock event and message appropriate promotional items to use in outreach efforts	Ongoing
B.	Establish a Speakers Bureau using Council, Commissioner, senior staff*	December 2006
C.	Expand banner program to other corridors and for City sponsored events*	Holiday Season and Image banners in production

Note: Funding for sponsorships and City involvement in activities such as the Salmon Festival, Airshow and Eppies has been shifted to the Council for discretionary use and in anticipation of the Cordova Community Council's new role.

Strategy 3 – Waiting List

- *Implement the Planning Commission's "Orchids & Onions" awards program (also under Livable Community) **

- *Host quarterly civic events for participation, education, celebration of City activities (e.g., Believe in the Boulevard Open House, Neighborhood Cleanup) **

Strategy 4: Implement technology solutions for providing better customer service and communications with the public

Tactics	Status
A. Launch a new, service oriented web site which will serve as an electronic gateway to our community* ■ Explore ways to improve the City's website to provide service in new ways. * ■ Create an Economic Development page on the City's Web Site *	RFP in development

Strategy 5: Continue to nurture media and outreach opportunities generated by City departments to promote services and information which are tangible benefits of cityhood.

Tactics	Status
A. Continue proactive media outreach on City Successes. Upcoming in 2006-07* • Folsom Blvd Beautification • General Plan items • Launch of Cohesive Neighborhood Services • Economic development successes • Infrastructure improvements – paving, signal lights • Home values – neighborhood improvements • Public Safety Good News • Kilgore Cemetery • July 4 2007 – Doing things differently • Annexation	Always On Going

Strategy 6: Create a crisis communication plan to increase emergency preparedness and information dissemination during a disaster*	Ongoing
Strategy 7: Measure the success of City services and communication efforts via public opinion polling.*	05/06 Completed 06/07 In Progress