



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

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

Monday, November 5, 2007

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

AMENDED AGENDA

1. REGULAR MEETING – CALL TO ORDER / ROLL CALL

Council Members Cooley, Skoglund, McGarvey, Budge and Mayor Sander

2. METRO CABLE TV TELECAST ANNOUNCEMENT

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

3. PLEDGE OF ALLEGIANCE

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

4. INVOCATION

Pastor Mark Shetler, First Covenant Church, will give the invocation.

5. PRESENTATIONS

- 5.1. Presentation of Proclamation to Philip McAnally, Executive Director of American Diabetes Association for World Diabetes Day on November 14th.

The following item was amended as follows:

- 5.2. Presentation of Proclamation to Jeri Clinger and Richard Clinger, Artistic Directors and Founders of Galena Street East Dancers for Excellence in Performance and Community Service will be rescheduled to a future meeting.
- 5.3. Presentation of Proclamation for Veteran's Day on November 11th.

The following item was added to the regular calendar as follows:

- 5.4. Report by Finance Director Donna Silva and Gene Webb, Chief, Administrative Division of Sacramento County Sheriff's Department on the County's Alarm Permit Fees.

Page 1 of 6

**ANY ITEM THAT IS NOT INITIATED BEFORE 11 P.M. WILL BE CONTINUED TO THE NEXT DAY AT 5:30 P.M. OR
SCHEDULED ON THE NEXT REGULAR MEETING AGENDA OF THE COUNCIL**

6. 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.

Note, 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.

7. CONSENT CALENDAR ITEMS

- 7.1. **Subject:** Resolution Declaring the Results of Mail Ballot Election for Rancho Cordova Transit-Related Services Special Tax Area Zone 6 for the Old Placerville Road Project.
Recommendation: Adopt Resolution No. 119-2007 .
Result of Recommended Action: Adoption of this resolution will declare the result of the transit-related services tax election concerning Transit-Related Services Special Tax Area Zone 6. In order to go into effect, the special tax must be approved by two-thirds of the affected property owners voting in a mail-ballot election to be held by the City. The landowner decided to redesign the project and intentionally did not return the circulated special transit tax ballot; therefore, the tax in Zone 6 cannot go into effect.
Staff Report: Cyrus Abhar, Public Works Department
Advances Goals: 2 and 11
- 7.2. **Subject:** Resolution Authorizing City Manager to Execute a Lease Agreement with Allan H. Omand for the Rancho Cordova Neighborhood Center Located at 10665 Coloma Road, Suite 100.
Recommendation: Adopt Resolution No. 125-2007 .
Result of Recommended Action: Council approval will extend lease agreement for a period of 36 months allowing City staff to continue daily operations and provide customer service to the community.
Staff Report: Joe Chinn, City Manager's Office
Advances Goals: 4, 6 and 11
Growing Strong Neighborhoods
- 7.3. **Subject:** Resolution Awarding 2nd Amendment of Contract to DKS Associates for On-Call Professional Services Related to Traffic and Transportation Planning in the amount of \$150,000.
Recommendation: Adopt Resolution No. 126-2007 .
Result of Recommended Action: Adoption of resolution will increase the contract amount to \$400,000 for purpose of providing continued professional services through 2011 to support the Public Works Department in response to complex transportation and traffic analysis issues. Work performed related to development projects will be funded through developer deposits. Work related to City traffic issues will be funded through either the transportation impact fee or project capital funds.
Staff Report: Cyrus Abhar, Public Works Department
Advances Goal: 2

- 7.4. **Subject:** Quarterly Treasurer's Report.
Recommendation: Receive and file report.
Result of Recommended Action: This report is intended to provide the Council with information concerning the City's investment portfolio. This report will meet requirements as provided by state law.
Staff Report: Donna Silva, Finance Department
Advances Goal: 10

8. CONSENT PUBLIC HEARING ITEMS – ROLL CALL VOTE

- 8.1. **Subject:** Urgency Resolution Extending the Authority to Continue Current Development Impact Fees for the Provision of Transportation Improvements. **(Roll Call and Four/Fifth's Vote Required)**
Recommendation: Adopt Urgency Resolution No. 124-2007.
Result of Recommended Action: Adoption of this urgency resolution will extend the authority to continue the current transportation impact fees on new development, as imposed by Resolution No. 127-2005, for thirty days. These fees will be used to offset traffic impacts created by new development.
Staff Report: Cyrus Abhar, Public Works Department
Advances Goals: 2 and 11
- 8.2. **Subject:** Dismantle Court Design Review, Project No. RC-07-309, Located at 11301 Dismantle Court.
Recommendation: Adopt Resolution No. 127-2007.
Result of Recommended Action: Council approval will allow the applicant to construct a metal building, add landscaping, re-configure parking, and improve pedestrian access. The addition of landscaping will screen the parking lot, fences and industrial buildings on the site. The proposed metal building is appropriately located in the dismantling yard behind a fence in the M-2 (heavy industrial) zone.
Staff Report: Katja Irvin, Planning Department
Advances Goal: 9
- 8.3. **Subject:** Montelena Development Agreement Amendment, Project No. RC-04-132, Located on the Corner of Douglas Road to the North and Jaeger Road to the East and is within the SunRidge Specific Plan Area.
Recommendation: Waive first reading and introduce Ordinance No. 25-2007. **(Roll Call Vote)**
Result of Recommended Action: The amendment to the Development Agreement is intended solely for clarification purposes. The amendment will clarify that the provisions of the Development Agreement do not apply to the wetland preserve. The amendment will not change any substantive provisions of the Agreement.
Staff Report: William Campbell, Planning Department
Advances Goal: 7

9. PUBLIC HEARING ITEM

- 9.1. **Subject:** Adoption of 2007-08 Community Development Block Grant (CDBG) Action Plan Amendments.

Recommendation: Adopt Resolution No. 128-2007 .

Result of Recommended Action: Council approval of proposed amendments to the Action Plan will serve as the CDBG Budget for July 1, 2007 to June 30, 2008 (FY 2007-08). These amendments will modify the amount of CDBG funding available to the following activities: White Rock Park improvements, Cordova Villa School improvements, senior nutrition services, fair housing services, and administration.

Staff Report: Reed Flory, Economic Development Department

Advances Goals: 1, 4, 5, 6, 7, 8, 9

Growing Strong Neighborhoods

10. REGULAR CALENDAR ITEM

- 10.1. **Subject:** Ordinance Amending Municipal Code 9.28 "Curfew".

Recommendation: Waive first reading and introduce Ordinance No. 23-2007. (Roll Call Vote)

Result of Recommended Action: This ordinance will amend the City's daytime curfew regulations in order to improve enforcement coordination with the various school districts serving the City.

Staff Report: Joseph Chapman, City Attorney's Office

Advances Goals: 1, 5, 7 and 9

11. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

12. COUNCIL REPORTS

13. CITY MANAGER'S REPORT

City Clerk's Department Update

14. CLOSED SESSION

Council will adjourn to Closed Session to discuss the following items:

- 14.1. Conference with Legal Counsel – Existing Litigation – Government Code Section 54956.9
(a) - (one case) - Name of case: *California Native Plant Society v. City of Rancho Cordova et al*; Case No. 06CS01311.

15. OPEN SESSION – REPORT FROM CLOSED SESSION

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

16. ADJOURNMENT

ADDITIONAL INFORMATION

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<i>Monday, November 19, 2007</i>	<i>5:30 p.m. Regular Meeting</i>
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<i>Monday, December 3, 2007</i>	<i>4:00 p.m. Study Session on Transportation CIP Update</i> <i>5:30 p.m. Regular Meeting</i> <i>(Annual Selection of Council Leadership)</i>
<i>Monday, December 17, 2007</i>	<i>5:30 p.m. Regular Meeting</i>

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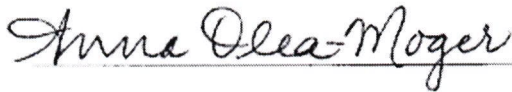
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Signed this 1st day of November 2007 at Rancho Cordova, California.



Anna Olea-Moger, CMC, City Clerk



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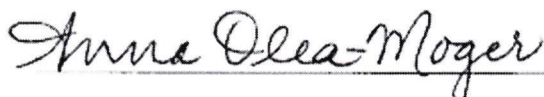
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Signed this 1st day of November 2007 at Rancho Cordova, California.



Anna Olea-Moger, CMC, City Clerk

MEMORANDUM



DATE: November 5, 2007

TO: Honorable Mayor and Council Members

FROM: Cyrus Abhar, Public Works Director

SUBJECT: RESOLUTION DECLARING THE RESULTS OF MAIL BALLOT ELECTION FOR RANCHO CORDOVA TRANSIT-RELATED SERVICES SPECIAL TAX AREA ZONE 6 (OLD PLACERVILLE ROAD PROJECT)

RECOMMENDATION

Adopt Resolution No. 119-2007 declaring the result of the transit-related services tax election concerning Transit-Related Services Special Tax Area Zone 6.

RESULT OF RECOMMENDED ACTION

Adoption of this resolution will declare the result of the transit-related services tax election concerning Transit-Related Services Special Tax Area Zone 6. In order to go into effect, the special tax must be approved by two-thirds of the affected property owners voting in a mail-ballot election to be held by the City. The landowner decided to redesign the project and intentionally did not return the circulated special transit tax ballot. Therefore, the tax in Zone 6 cannot go into effect.

BACKGROUND

On November 7, 2005, the City Council approved Resolution 141-2005, which created the Rancho Cordova Transit-Related Services Special Tax Area and announced the City's intention to impose a transit-related services tax on new development within the City. Pursuant to that resolution, a property owner must approve a special tax on the parcel(s) within a subdivision as a condition of approval by the City. The City Council then adopts a resolution establishing a zone encompassing the subdivision, and an ordinance creating the special tax.

Finally, in order to go into effect, the ordinance must be approved by two-thirds of the affected property owners voting in a mail-ballot election to be held by the City. If the tax in Zone 6 was approved by at least two-thirds of the property owners voting, the tax will first be collected hereunder for the tax year beginning July 1, 2008. Following the mailing of the ballot, the property owner's representative contacted City staff to indicate that the project as currently designed would not be moving forward. They have indicated an intent to redesign the project and resubmit to the City for approval.

Pending Elections

In accordance with this above-described process, the City recently adopted Resolution 104-2007 on September 17, 2007, which created Tax Zone 6, and Ordinance 21-2007, on October 1, 2007, which established the special tax for transit-related services subject to landowner-voter confirmation. A ballot was mailed out to the Old Placerville Road property owner following the following approval of the Ordinance.

As stated above, in order to go into effect, the special tax must be approved by two-thirds of the affected property owners voting in a mail-ballot election to be held by the City. However, since the landowner communicated to City staff a desire to change the project, and as a result of that change, the landowner intentionally did not return the circulated special transit tax ballot. Therefore, the tax in Zone 6 cannot go into effect. When the redesigned project is approved, this process to invoke the tax will be resubmitted.

The ballot has been tabulated by the City Clerk and the Council should now announce the result of the elections:

“Special Tax Area Zone 6: 0 “yes” vote; 0 “no” vote. Since the two-thirds of the affected property owners have not approved the tax, the special tax cannot go into effect.”

ATTACHMENT

Resolution No. 119-2007 declaring the result of mail ballot election regarding the special tax for transit services for Special Transit-Related Service Tax Area Zone 6.

CITY OF RANCHO CORDOVA

RESOLUTION NO. 119-2007

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
DECLARING THE RESULTS OF THE ELECTION FOR
RANCHO CORDOVA TRANSIT-RELATED SERVICES SPECIAL TAX AREA ZONE 6**

WHEREAS, on November 7, 2005, the City Council adopted Resolution 141-2005 creating the Rancho Cordova Transit-Related Services Special Tax Area and indicating its intent to impose the tax on new development in the City; and

WHEREAS, on September 17, 2007, the City adopted Resolution 104-2007, creating Zone 6 within the Transit-Related Services Special Tax Area, and recognizing the need for increased transit-related services in Zone 6 and the difficulty of funding current or increased levels of such services with available revenues. Pursuant to Resolution 104-2007, the City Council directed the City Clerk to conduct a transit-related services tax election, to be conducted by mail ballot, pursuant to Elections Code section 4000; and

WHEREAS, the property owners within Zone 6 waived the timing requirements of Elections Code section 4000 in order to conduct the election on a date earlier provided under the Elections Code; and

WHEREAS, on September 17, 2007, the City introduced Ordinance 21-2007, which established a special tax for transit-related services in Zone 6, which is contiguous with the boundaries of the Old Placerville Road site, subject to landowner-voter confirmation; and

WHEREAS, Ordinance 21-2007 takes effect immediately upon confirmation by two-thirds of the voters voting within the relevant zone, so that taxes will be first collected for the tax year beginning July 1, 2008; and

WHEREAS, ballots were sent to the landowners of Zone 6 (Mr. Clyde J. Michael Guttridge and Mr. Daniel Benvenuti, Jr.), which asked them a single question in the form of: "Shall Ordinance No. 21-2007 of the City Council of the City of Rancho Cordova be approved so as to authorize a special tax on property located in Zone 6 of the Rancho Cordova Transit-Related Services Special Tax Area to maintain the present level of transit-related services and provide additional funding for increased transit-related services?"; and

WHEREAS, the owners of the real property subject to the Transit-Related Services Special Tax Area Zone 6 have intentionally not voted on the issue of whether to approve Ordinance No. 21-2007 and the City now wishes to declare the results of this transit-related services tax election for Zone 6.

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

1. The foregoing recitals are all true and correct.
2. The City Clerk has tabulated the transit-related services special tax ballots and the following are the responses to the question on the ballot asking whether the landowner approves of Ordinance No. 21-2007 authorizing a special tax in the portion of

Transit-Related Services Special Tax Zone 6 that encompasses the landowner's property, in order to maintain the present level of transit-related services and provide additional funding for increased transit-related services:

Special Tax Area Zone 6: 0 "yes"; 0 "no."

3. In order to go into effect, the special tax must be approved by two-thirds of the affected property owners voting in a mail-ballot election to be held by the City. The landowner intentionally did not return the circulated special transit tax ballot and therefore the tax in Zone 6 cannot go into effect.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 5th day of November, 2007 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David M. Sander, Mayor

ATTEST:

Anna Olea-Moger, CMC, City Clerk

MEMORANDUM



DATE: November 5, 2007

TO: Honorable Mayor and Council Members

FROM: Joe Chinn, Assistant City Manager

SUBJECT: **A RESOLUTION OF THE CITY COUNCIL AUTHORIZING THE CITY MANAGER TO EXECUTE A LEASE AGREEMENT WITH ALLAN H. OMAND FOR THE RANCHO CORDOVA NEIGHBORHOOD CENTER LOCATED AT 10665 COLOMA ROAD, SUITE 100**

RECOMMENDATION

Adopt Resolution No. 125-2007.

RESULT OF RECOMMENDED ACTION

Council approval will extend the City's lease agreement for the Rancho Cordova Neighborhood Center at the current location at 10665 Coloma Road for a period of 36 months, allowing City staff to continue daily operations and provide customer service to the community.

BACKGROUND

The Rancho Cordova Neighborhood Center is a City Hall satellite office located at 10665 Coloma Road, Suite 100. This office's location in the heart of established Rancho Cordova provides community members with greater access to neighborhood services, including Code Enforcement and Animal Services.

The City first subleased space in the building in December 2005 from the Sacramento Housing and Redevelopment Agency. This sublease ended on September 30, 2007. The City now has the opportunity to lease space directly from the landlord, Allan H. Omand, in order to continue to provide service and staff space at this location.

In addition to housing neighborhood staff and services, the Rancho Cordova Neighborhood Center also offers community room space for residents' use. Because this new lease is a continuation of the current location, there will not be a disruption of services to citizens and staff.

ATTACHMENT

Resolution 125-2007

CITY OF RANCHO CORDOVA

RESOLUTION NO. 125-2007

**A RESOLUTION OF THE CITY COUNCIL
AUTHORIZING THE CITY MANAGER TO EXECUTE A LEASE AGREEMENT
WITH ALLAN H. OMAND FOR THE RANCHO CORDOVA NEIGHBORHOOD CENTER
LOCATED AT 10665 COLOMA ROAD, SUITE 100**

WHEREAS, the City of Rancho Cordova wishes to contract with Allan H. Omand for lease of the Rancho Cordova Neighborhood Center facility located at 10665 Coloma Road, Suite 100;

WHEREAS, those services will exceed the maximum amount the City manager has authorization to approve; and

WHEREAS, there are sufficient funds budgeted to cover the costs of the contract.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF RANCHO CORDOVA that the Council authorizes the City Manager to execute a contract with Allan H. Omand, attached as **Attachment 1**.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 5th day of November, 2007 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David M. Sander, Mayor

ATTEST:

Anna Olea-Moger, CMC, City Clerk

**COMMERCIAL PROPERTY LEASE AGREEMENT
(10665 Coloma Road)**

THIS LEASE AGREEMENT ("Lease") is made between Alan H. O'Malley ("Landlord") and the City of Rancho Cordova, a municipal corporation ("Tenant"). Landlord and Tenant are hereinafter referred to collectively as the "Parties."

**ARTICLE 1
BASIC LEASE PROVISIONS**

- 1.1. Landlord's mailing address: P.O. Box 579, El Granada, CA 94018
- 1.2. Landlord's contact: Steve Hussey, Manager
916.636.1870
- 1.3. Tenant's address: City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, CA 95670
- 1.4. Tenant's contact: Todd Humphrey, Facilities Manager, (916) 851-8700
- 1.5. Premises address: 10665 Coloma Road, Suite 100, Rancho Cordova, CA 95670
- 1.6. Premises Rentable Square Footage: 4,108 square feet
- 1.7. Commencement Date: October 1, 2007
- 1.8. Term: Thirty-six (36) months
- 1.9. Expiration Date: September 30, 2010
- 1.10. Options to Extend Term: Two (2) options to extend the Term, each for an additional three (3) year period, as provided in Section 3.3.
- 1.11. Initial Rent: \$1.35 per square foot, fully serviced, to increase per Sections 5.1 and 5.2.

Period	Monthly Rent	Annual Rent	Rent Per Rentable Square Foot
Year 1	\$5,545.80	\$66,549.60	\$1.35
Year 2	\$5,751.20	\$69,014.40	\$1.40
Year 3	\$5,956.60	\$71,479.20	\$1.45

and an additional \$500.00 per month, pursuant to the terms of Article 5.

- 1.12. Tenant's Share of Expenses: None.
- 1.13. Operating Expenses: None.
- 1.14. Security Deposit: None.
- 1.15. Permitted Uses: General office and community meeting use.
- 1.16. Parking: In parking lot on Premises
- 1.17. Tenant Improvements: Landlord to steam clean carpets, repaint, and make entry door ADA-compliant, pursuant to Article 4.
- 1.18. Commission: Landlord to pay a two and one half percent (2.5%) fee to Grubb & Ellis Company within thirty (30) days of execution of Lease.

ARTICLE 2 PREMISES

- 2.1 **PREMISES.** In consideration of the Rent hereinafter reserved and the covenants hereinafter contained, Landlord does hereby lease to Tenant, and Tenant does hereby lease from Landlord, the following described property, collectively referred to herein as the Premises: a mutually agreed area of 4,108 rentable square feet in the building located at 10665 Coloma Road Rancho Cordova, California , as more particularly shown on Exhibit A, attached hereto and made a part here of by reference, and as described in the attached Exhibit B, together with the exclusive right to use that portion of the parking area designated "Non-exclusive Parking" on Exhibit A and the access drives and other parking rights as are contained in this Lease.

ARTICLE 3 TERM

- 3.1 **TERM COMMENCEMENT.** The term of this Lease (the "Term") shall commence and Tenant's obligation to pay rent shall accrue upon October 1, 2007 (the "Commencement Date").
- 3.2 **EXPIRATION.** Unless sooner terminated as herein provided the Term shall expire and end at 12:00 o'clock midnight, local time on the last day of the calendar month which completes three (3) full years from the Commencement Date (the "Termination Date").
- 3.3 **OPTIONS TO EXTEND TERM.** Landlord grants Tenant two (2) options to extend the Lease Term ("Extension Options"). Each Extension Option shall be for a period of thirty-six (36) months, subject to the following provisions. Tenant may exercise one or both

Extension Options, with respect to all or any portion of the Premises subject to this Lease at the time of exercise, by providing Landlord with written notice thereof at least ninety (90) days prior to the Termination Date of the Lease or Extension Option, as applicable.

- 3.4 HOLDOVER.** In the event that Tenant remains in possession of the Premises after the expiration of the second Extension Option, either party may terminate the tenancy by giving a one hundred twenty (120) day written notice. Tenant's Facilities Manager is authorized to execute said termination notice for Tenant.

ARTICLE 4 IMPROVEMENTS

- 4.1 IMPROVEMENTS IN GENERAL.** The parties intend that, before Tenant's obligation to pay rent accrues, Landlord will improve the Premises in accordance with this Section 4.1 (the "Improvements"). Improvements shall consist of carpet steam cleaning, repainting, and construction of an entry door in compliance with the Americans with Disabilities Act. Completion of the construction and installation of the Improvements is intended to occur by the time provided in Section 4.9.
- 4.2 COST OF IMPROVEMENTS.** All of the work of developing the plans for improvements, as well as the Improvements work, shall be at Landlord's sole cost and expense. Said work shall not be performed or supervised by Tenant. Tenant shall have the right (but not the obligation) to inspect the Premises during performance of the work with regard to compliance with the terms of this Lease.
- 4.3 PAINTING AND CARPET STANDARDS.** Landlord shall, at Landlord's sole expense, repaint the interior paintable surfaces of the Premises, using paint of a quality and color(s) reasonably acceptable to Tenant. Landlord shall also, at Landlord's sole expense, steam clean all carpet at the Premises. Except as provided in this Article 4, Tenant shall accept the Premises in "As Is" Condition.
- 4.4 SCHEDULING OF WORK.** All work pursuant to this Article 4 shall be scheduled and performed on weekends or during a City holiday, unless otherwise consented to in writing by Tenant, and Tenant shall bear no responsibility for payment of such work on weekends or holidays, or otherwise.
- 4.5 DESIGN DEVELOPMENT.** Plans for the construction and installation of the entry Improvements shall be developed by the Landlord and furnished to Tenant, for Tenant's review and approval, prior to commencement of construction.
- 4.6 CONSTRUCTION STANDARDS.** The Improvements shall comply in all respects with all laws, regulations, rules, and ordinances, whether city, county, state, or federal as are, from to time, applicable to the construction of the Premises. This shall include

compliance with the current requirements of the appropriate governmental building inspection department concerning the Improvements.

- 4.7 **ASBESTOS.** If, in the performance of the construction of the Improvements, it is determined that asbestos-containing materials will have to be removed and replaced, Landlord shall engage the services of a licensed asbestos contractor for the removal of such materials. Any additional cost which may be caused Landlord by the need to hire such asbestos contractor shall be borne solely by Landlord.
- 4.8 **PREVAILING WAGES.** If the work to be performed by Landlord hereunder is a project which is deemed to be a public work as defined in California Labor Code Section 1720 for the purpose of requiring the payment of prevailing wages and the employment of apprentices as set forth in Section 1770 and following of the Labor Code.
- 4.9 **TIME OF COMPLETION.** Landlord shall complete all construction, modifications, and punch list work in accordance to and consistent with this Article 4. Under no circumstance will the completion date for the Improvements project be greater than ninety (90) calendar days from the Commencement Date of this Lease.
- 4.10 **OCCUPANCY.** Occupancy of the Premises by Tenant prior to completion of the Improvements shall not relieve Landlord from full compliance with the requirements of this Article 4, approved plans for Improvements, or any other provision of this Lease.

ARTICLE 5

RENT

- 5.1 **MONTHLY RENT.** The rental rate (the "Rent") during the Term of this Lease shall be as provided in Section 1.11. Rent shall be payable in arrears. Yearly Rent rate increases, if any, shall be limited to an additional \$.05 per rentable square foot per year, and shall begin on the first day of the month following the Commencement Date established in Section 1.7, should said Commencement Date be established on a date other than the first day of the month. In addition to the monthly rent based upon rentable square footage as shown therein, Tenant shall pay an additional Five Hundred Dollars (\$500.00) per month for use of the Premises, including that portion of the Premises referred to as the "Community Center," as shown on Exhibit "A."
- 5.2 **COMMUNITY CENTER SPACE.** Landlord shall be entitled to reclaim the Community Center space upon sixty (60) days advance written notice to Tenant. In the event that Tenant desires to retain the Community Center space, Tenant shall, within twenty (20) days after receiving said notice, so advise Landlord in writing, in which event Tenant's Monthly Rent shall thereafter be increased by Five Hundred Dollars (\$500.00), for a total monthly Rent of One Thousand Dollars (\$1,000.00), plus yearly rent rate increases as provided in Section 5.1. Tenant shall thereafter be entitled to retain the Community Center space for the Term of the Lease and any Extension Option. In the

event that Landlord reclaims the Community Center space as provided herein, Tenant's rent thereafter shall be limited to rent based on its rentable square footage.

**ARTICLE 6
TAXES AND ASSESSMENTS**

- 6.1 TAXES AND ASSESSMENTS.** Landlord shall pay all Real Estate Taxes assessed against the Premises, and any other assessments of whatever character which may become a lien against said Premises.
- 6.2 REAL ESTATE TAXES DEFINED.** The term "Real Estate Taxes" means all taxes, rates, and assessments, general or special, levied or imposed with respect to the land, Premises or improvements constructed thereon (including all taxes, rates and assessments, general or special, levied or imposed for school, public betterment and/or general or local improvements.) If the system of real estate taxation shall be altered or varied and any new tax or levy shall be levied or imposed on said Premises or the Landlord, in substitution for or modification of Real Estate Taxes presently levied or imposed in the jurisdiction where the Premises is located, then such new tax or levy shall be included within the term "Real Estate Taxes."

**ARTICLE 7
UTILITY AND SERVICE PAYMENTS**

- 7.1 UTILITIES AND JANITORIAL SERVICES.** Landlord shall pay all utilities and janitorial services for the Premises, including without limitation all gas and electricity utility charges for heating, cooling, and lighting purposes and operation of all office equipment, including computers, used on the Premises; all garbage, waste and recyclable material removal services; all sewer and water service to the Premises; and all necessary janitorial service. All utilities and janitorial services shall be furnished to Tenant without additional charge, and Tenant shall have no obligation whatsoever for payment of utilities and janitorial services.
- 7.2 FAILURE TO MAKE PAYMENT.** In the event Landlord fails to pay any of the charges, rates or payments for the aforementioned utilities and services when due, Tenant may, at Tenant's option, pay the outstanding charge, rate, fee or payment and deduct said amount from the Rent to accrue.

**ARTICLE 8
MAINTENANCE AND REPAIR**

- 8.1 LANDLORD'S MAINTENANCE AND REPAIR OBLIGATIONS.** Landlord shall, at Landlord's sole expense and in accordance with the terms of this Lease, keep the Premises in good order, repair and condition at all time during the Lease Term; including, but not limited to: the roof, ceiling, interior and exterior walls and doors, glazing,

flooring, elevators, plumbing, water pipes, hot water heater, alarm systems, fire extinguishers, lighting (including fixtures, lens covers, ballasts, emergency lights and exterior lights), and heating, ventilating and air conditioning units, and toiletry dispensers.

8.2 TIMING OF MAINTENANCE AND REPAIR WORK. All maintenance and repair work, whether identified as "Immediate", "Urgent" or "Routine" shall be preformed by Landlord (or Landlord's agent) in a timely fashion and in accordance with the terms herein.

- A. Routine maintenance and repair work which would disrupt Tenant's operation and use of the Premises shall not be performed during Tenant's office hours. Landlord shall give notice to Tenant at least five (5) days in advance of any planned repair and maintenance work to be performed in the Premises.
- B. Immediate or Urgent maintenance and repair work performed by Landlord (or Landlord's agent), shall be scheduled and arranged by Landlord. To the extent possible Landlord shall notify Tenant of and obtain Tenant's prior consent for such work.

8.3 TENANT'S RIGHT OF OFFSET AND SELF-HELP. Tenant shall have the right (but not the obligation) to fulfill Landlord's obligations with respect to the maintenance and repair of the Premises (and Tenant shall have access to utility systems and elements outside the Premises which service the Premises in order to do so) in the event Landlord defaults in its obligations to do same and after the expiration of appropriate notice from Tenant in the manner prescribed herein and Landlord's failure to cure. In such event, Tenant shall deduct its actual cost so incurred from the next monthly installment of rent due.

8.4 ANNUAL MAINTENANCE AND TESTING OF LIFE/HEALTH/SAFETY SYSTEMS. Landlord shall perform annual maintenance and testing of all Life/Health/Safety Systems; including but not limited to: emergency lighting, fire extinguishers, smoke detectors, and mechanical systems on the Premises. Landlord shall provide to Tenant a written report within (thirty) 30 days of said maintenance and testing.

8.5 INTERIOR LIGHTING. Landlord shall furnish, maintain, and repair all light fixtures; including the prompt replacement of all extinguished interior light bulbs and/or tubes at all time during the Lease Term.

8.6 EXTERIOR. Landlord shall with specific regard to exterior maintenance and repair of the Premises:

- A. Landscaping. Landlord shall provide all landscaping maintenance and repair.

around the building

- B. Parking Lot. As to all parking areas ~~shown on Exhibit A~~, Landlord shall provide parking lot sweeping, maintenance and repair, cleaning, re-striping, and re-surfacing.
- C. Graffiti Removal. Landlord shall promptly remove all graffiti from the exterior walls of the Premises and from all of the exterior of the Leased Premises. If Landlord fails to remove any such graffiti from the exterior of the Leased Premises within forty-eight (48) hours of Landlord's receipt of written notice by Tenant, Tenant may perform, or cause to be performed, removal of said graffiti and deduct the actual costs thereof from the Rent. For purposes of the self-help remedy herein granted Landlord hereby grants to Tenant all rights necessary to exercise such remedy.
- D. Security and Exterior Lighting. Landlord shall furnish, maintain and repair all security and exterior light fixtures; including the prompt replacement of all extinguished light bulbs and/or tubes at all time during the Lease Term. Landlord will present to Tenant, for Tenant's review and approval, a plan for the placement of said security and exterior lighting.

8.7 WALL AND FLOOR FINISH. With specific regard to wall and floor finishing:

- A. Walls. In the event that Tenant exercises its first Extension Option, Landlord shall, at its sole cost and expense, repaint the exterior paintable surfaces of the Premises and repaint the interior, using paint of a quality and color(s) reasonably acceptable to Tenant, once after the fifth (5th) year of the Lease Term. Said repainting work shall be performed by Landlord within ninety (90) days of the commencement of the fifth (5th) year of the Lease Term. Landlord shall move any furniture as necessary and provide boxes to accommodate said moving of furniture; all without cost or expense to Tenant. In addition, all work shall be performed on weekends or during City holidays.
- B. Floors. In the event that Tenant exercises its first Extension Option, Landlord shall, at its sole cost and expense, replace the carpet and other flooring materials, at the direction of Tenant, of a quality, texture, and color(s) reasonably acceptable to Tenant, once after the fifth (5th) year of the extended Lease Term. Said carpeting and flooring work shall be performed by Landlord within ninety (90) days of the commencement of the fifth (5th) year of the extended Lease Term. Landlord shall move any furniture as necessary and provide boxes to accommodate said moving of furniture; all without cost or expense to Tenant. In addition, all work shall be performed on weekends or during City holidays.

8.8 PEST CONTROL. Landlord shall provide, at its sole cost and expense, all structural and non-structural pest control service for the Premises. Said pest control service shall be provided on a scheduled basis, at a minimum quarterly, and address the following:

structural pests, non-structural pests, landscaping pests and organisms, termites, dry rot, and powder post beetles

8.9 MECHANICAL SYSTEM SERVICE. Landlord shall, at its sole cost and expense, provide the following:

- A. Employ a licensed heating and air conditioning contractor to service, maintain, and repair the mechanical system of the Premises on a regular and consistent basis; pursuant to ASHRAE Standard 180P (or subsequent ASHRAE standard adopted henceforth) where applicable.
- B. Perform annual inspections of the mechanical system of the Premises; including without limitation the heating, ventilating, and air-conditioning system. Annual inspections shall occur during the months of February or March, in anticipation of the air-conditioning season.
- C. Use air filters manufactured in accordance with industry standards and for use in the specific model of the mechanical system of the Premises, and shall replace said air filters upon occupancy and on a quarterly basis (i.e., every ninety (90) days) starting ninety (90) days from the Commencement Date and continuing until the Termination of said Lease.
- D. Provide a copy of the mechanical system service record to Tenant prior to occupancy and upon Tenant's request during the Lease Term.
- E. Insure that all inspections, maintenance and repair of the mechanical system be documented in writing and available for review within 48 hours of request as stated in Title 8, California Code of Regulations, Section 5142(b). Records must be kept for a minimum of (five) 5 years.

8.10 SECURITY SYSTEM SERVICE. Tenant shall, at Tenant's discretion, provide and pay for, during the Term of this Lease or renewal thereof, maintenance and monitoring of any security system installed on the Premises.

8.11 REPAIR CONTACT. For those maintenance and repair duties undertaken by the Landlord under the provisions of this Lease agreement Tenant may notify Landlord or Landlord's designated contacts requesting service when maintenance or repair is required for the Premises as hereinafter provided.

- A. Immediate Emergency, Urgent or Routine Repair Contacts. Landlord shall provide Tenant a written list of contacts and sources to be called for routine, urgent and immediate/emergency repairs to the Premises. Said list shall include complete contact information for all sources; including names, addresses, telephone numbers and fax numbers.

- B.** Self-Help. In the event, Landlord fails to timely make the repairs as defined by the Lease Agreement, Tenant may, in addition to any other remedy available in law or equity to Tenant, Tenant may have, make, or cause to be made, such repairs and may deduct the actual cost thereof, together with an administrative fee from Rent to accrue. Said administrative fee shall be fifteen percent (15%) of the actual cost of the reasonable and necessary repair work and shall cover interest, overhead and staff time.

**ARTICLE 9
INSURANCE**

9.1 INSURANCE.

- A.** Landlord shall furnish a certificate substantiating the fact that Landlord has taken out the insurance hereinafter set forth for the period covered by the Lease with an insurance carrier authorized to do business in the State of California. Landlord's insurance shall bear an endorsement precluding the cancellation or reduction of coverage before the expiration of thirty (30) days after Tenant shall have received by certified mail, notification of such cancellation or reduction. A copy of the endorsement(s) affecting the above provisions shall be attached to any certificate of insurance provided by Landlord.
- B.** The certificate of insurance shall be furnished to Tenant, not less than ten (10) days prior to the date of occupancy by the Tenant.
- C.** Landlord shall maintain property damage and public liability insurance covering the leased Premises. Property damage coverage shall cover replacement cost of the improvements for damage due to all insurable risks. Liability insurance coverage shall be not less than a combined single limit of \$1,000,000.00 per occurrence for injury to one or more persons.
- D.** If Landlord fails to maintain such insurance, Tenant may take out insurance to cover public liability and property damages for which Tenant might be held liable on account of Landlord failing to pay such damages, and deduct and retain the amount of premiums for such insurance from any sums due to Tenant under the Lease.

**ARTICLE 10
USE OF PREMISES**

10.1 USE OF PREMISES.

- A. Tenant may use and occupy the Premises during the Term by the City of Rancho Cordova, For general office use, community meeting use, and any other lawful uses. Tenant shall not use the Premises or permit the Premises to be used in whole or in part for any purpose or use that is in violation of any of the laws, ordinances, regulations, or rules of any public authority at any time.
- B. Landlord consents that Tenant, throughout the Term of this Lease, may post and maintain, in locations proximate to all exterior entrances to the Premises and the building in which the Premises is situated, signs prohibiting smoking in the Premises and within twenty (20) feet of all entrances, exits, open windows, ventilation intake systems, and covered walkways.

**ARTICLE 11
GENERAL**

11.1 TIME IS OF THE ESSENCE. Landlord and Tenant parties acknowledge and affirm that time is of the essence in the performance of the terms of the Lease Agreement.

11.2 DAMAGE TO PREMISES. In the event of the following:

- A. If the Premises are totally destroyed by fire or other casualty, this Lease shall terminate. If ten percent (10%) or less of the floor space of the Premises is rendered unusable for the purposes intended, because of fire or other casualty, Landlord shall restore the Premises as quickly as reasonably possible.
- B. In the event that destruction of the Premises renders more than ten percent (10%) of the floor space unusable, Landlord shall give notice to Tenant as to the time required to make the repairs. If Landlord has not given such notice within fifteen (15) days after the destruction, or if the time for repair is considered unreasonable by Tenant, or if Landlord does not diligently pursue the repairs, Tenant may make the repairs itself, deducting the costs from the rent.
- C. In the event of any such destruction where the Tenant remains in possession of said Premises, the rent shall be reduced by the percentage of unusable space.

11.3 RISK OF HAZARDS. Neither Landlord nor Tenant shall do anything on the Premises, or bring or keep anything thereon, which will in any way increase the risk of fire or the rate of insurance, or which shall conflict with the regulations of any fire district having jurisdiction.

11.4 ACCESS AND USE RIGHTS.

- A.** Tenant shall have the exclusive right to use all interior and exterior areas of the lease Premises as same are identified as shown on Exhibit A, and legally described on Exhibit B, which exhibits are attached hereto and made a part hereof.
- B.** In the event of a reduction in Tenant's rights under Section 11.4.A, which reduction, in Tenant's opinion, renders the Premises unsuitable for Tenant's operations, if Landlord does not furnish equivalent access and rights within thirty (30) days of said reduction, Tenant may terminate this Lease by giving ninety (90) days written notice to Landlord.

11.5 ALTERATIONS BY TENANT.

- A.** Tenant may make alterations to the Premises necessary for the accommodation of Tenant's uses. Tenant shall notify Landlord prior to the commencement of any alteration to the Premises, which notice shall include a written description of the alteration deemed necessary. Landlord shall perform the alteration deemed necessary through Landlord's agent, vendor, and/or contractor, or give Tenant permission to use Tenant's agent, vendor, and/or contractor to make said alteration. Said permission to use an agent, vendor, and/or contractor of Tenant's choice in making an alteration of the Premises shall not be unreasonably withheld by Landlord. In the event that Tenant uses Tenant's own agent, vendor, and/or contractor, Tenant shall be responsible for making certain that Tenant's agent, vendor, and/or contractor has adequate workers compensation and liability insurance as would be required by Landlord for the level of alteration required. Landlord shall provide three (3) written cost estimates to Tenant for the cost of the desired alteration if Landlord performs the alteration requested by Tenant. Landlord shall maintain any alteration after the alteration is performed over the remaining term of the Lease or renewal thereof regardless of whether the Landlord performs the alteration or if Tenant performs the alteration.
- B.** All fixtures, partitions, or other improvements made or installed within the Premises by either Tenant or Landlord, and paid for by Tenant, are and shall remain the property of Tenant. Tenant shall repair any damage to the Premises resulting from removal of any fixture, partition, or other improvement.

11.6 LANDLORD'S RIGHT TO LEASE.

- A.** Landlord represents and warrants that Landlord is well seized of and has good right to lease the Premises, will defend the title thereto, and will indemnify Tenant against any damage and expense which Tenant may suffer by reason of any lien, encumbrance, restriction or defect in the title to or description

herein of the Premises. If at any time Landlord's title or right to receive rent hereunder is disputed, Tenant may withhold rent thereafter until Tenant is furnished with proof satisfactory to Tenant as to the proper person entitled to receive the rent.

- B. If Landlord conveys its leasehold interest in the Premises to another, prior to the time Tenant shall be required to pay rent to the new owner Tenant shall be furnished with a fully executed assignment of Landlord's interest, together with a notification of the transfer executed by both Landlord and the successor Landlord.

11.7 SUCCESSORS IN INTEREST. This Lease shall be binding upon and inure to the benefit of the successors-in-interest of the parties hereto.

11.8 ASSIGNMENT OF LEASE. Tenant shall have the right and option to assign this Lease or any part hereof, or underlet the whole, or any part of said Premises, without the consent of Landlord; provided, however, that assignment or subleasing by the Tenant will not release the Tenant from the obligations contained herein without Landlord's consent to such release.

11.9 WRITTEN COMMUNICATIONS AND NOTICE.

- A. Any notice, demand, request, consent, approval, or communication that either party desires or is required to give to the other party pursuant to this Lease shall be in writing and either served personally, sent by fax, as evidenced by a fax transmittal, or sent by prepaid, first class, certified mail, or nationally recognized over-night delivery company. Such matters shall be addressed to the other party at the following addresses:

To LANDLORD at:

P.O. Box 579
EL GRANADA, CA
94018

Phone No. (658) 922-1100
FAX No. (658) 726-6250
Tax ID. 567.84.3361

To TENANT at:

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

Phone No. (916) 851-8700
FAX No. (916)

Or such other address as a party may designate to the other by notice. Such notice shall be deemed effect five (5) days after transmittal as herein provided.

11.10 AMENDMENT AND WAIVERS. This Lease constitutes the entire understanding of the parties thereto and shall not be altered or amended except by a supplementary

agreement in writing and executed under proper authority by both parties. The failure of either Landlord or Tenant to exercise the rights granted hereunder shall not constitute a waiver of the same either at the time or upon a late recurrence.

11.11 RIGHT AND REMEDY. No delay or omission in the exercise of any right or remedy of either party on any default of the other party shall impair such a right or remedy or be construed as a waiver of such default. Any waiver by either party of any default of the other party shall be in writing and shall not be a waiver of any other default concerning the same or any other provision of this Lease.

11.12 CONSTRUCTION AND INTERPRETATION. This Lease shall be construed according to the laws of the State of California without regard to principles of conflict of laws. The captions used for the Articles and Sections are for convenience only and shall not be used to alter or interpret the content of this Lease. It is agreed and acknowledged by the parties hereto that the provisions of this Lease have been arrived at through negotiations, and that each of the parties has had a full and fair opportunity to revise the provisions of this agreement and the normal rule of construction that any ambiguities are to be resolved against the drafting party shall not apply in construction or interpreting this Lease.

11.13 RECORDATION OF LEASE. This Lease shall not be recorded, but, at the request of either party, the Parties agree to execute a Memorandum of Lease in recordable form which may be recorded by either party.

11.14 SUBORDINATION. This Lease is and shall be prior to any encumbrance recorded after the date of this Lease or Memorandum of Lease affecting the building, other improvements, and land of which the Premises are a part.

If, however, a lender requires that this Lease be subordinate to any such encumbrance, this Lease shall be subordinate to that encumbrance, if Landlord first obtains from the lender a written agreement that provides the following (or language substantially similar):

"As long as Tenant performs its obligations under this Lease, no foreclosure of, deed given in lieu of foreclosure of, or sale under the encumbrance, and no steps or procedures taken under the encumbrance, shall affect Tenant's rights under this Lease."

Tenant shall attorn to any purchaser at any foreclosure sale, or to any grantee or transferee designated in any deed given in lieu of foreclosure.

Tenant shall execute the written agreement and any other documents reasonably required by the lender to accomplish the purpose of this paragraph.

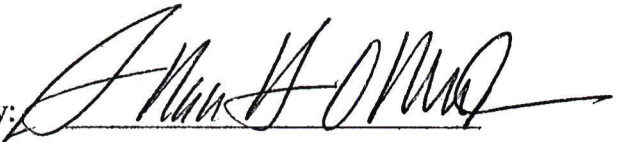
11.15 ESTOPPEL. Upon Landlord's written request, Tenant shall deliver to Landlord a written statement containing the following information, current as of the date of the statement: (i) the status of the lease, (ii) an explanation of any default claims Tenant may have against Landlord, (iii) the term of the Lease, and (iv) the monthly rent payable.

Tenant shall deliver such statement to Landlord or to any prospective purchaser upon Landlord's request. Any such statement by Tenant may be given to any prospective purchaser or encumbrancer of the property.

- 11.16 CONDEMNATION.** In the event of a condemnation of the Leased Premises or of any other rights of Tenant hereunder, each of the parties hereto shall have and retain their separate and independent rights for loss, costs, and damages against the condemning authority. Should more than ten percent (10%) of the building on the Leased Premises, or of any other rights be taken so as to render the remaining Premises or rights impractical for use of the Tenant, and Landlord does not, within a reasonable time, reconfigure the remaining property so that the usability of the Premises and other rights shall be substantially the same, Tenant may terminate the Lease by giving Landlord thirty (30) days notice. In the event less than all or substantially of the Leased Premises or other rights are condemned, and the balance remaining after any reconfiguration, may reasonably be devoted to the use of the Tenant, and Tenant does not elect to terminate, then the rental rate shall thereafter be reduced to the extent that the market rental value of the facilities is reduced by such taking and any reconfiguration.
- 11.17 CONSTITUTIONAL DEBT LIMITATION.** Landlord acknowledges and agrees that the obligation of the City to pay rent under the Lease is contingent upon the availability of City funds which are appropriated and allocated by the City Council for the payment of rent hereunder. In this regard, in the event that this Lease is terminated due to an uncured default of the City hereunder, Landlord may declare all rent payments to the end of City current fiscal year to be due, including any delinquent rent from prior budget years. In no event shall Landlord be entitled to a remedy of acceleration of the total rent payments due over the term of the Lease. The parties acknowledge and agree that the limitations set forth above are required by Article 16, Section 18, of the California Constitution. Landlord acknowledges and agrees that said Article 16, Section 18, of the California Constitution supersedes any law, rule, regulation or statute, which conflicts with the provisions of this paragraph. Notwithstanding the foregoing, Landlord may have other rights or civil remedies to seek relief due to the City's right of possession under the Lease and may sue for the rent as it becomes due.
- 11.18 SEVERABILITY.** The Parties intend this Lease to be legally valid and enforceable in accordance with all of its terms to the fullest extent permitted by law. If an arbitrator or court of competent jurisdiction holds any provision hereof to be invalid or unenforceable in whole or in part for any reason, the validity and enforceability of the remaining clauses, or any of them, shall not be affected unless an essential purpose of this Lease would be defeated by loss of the invalid or unenforceable provision.
- 11.19 TENANT APPROVALS.** Whenever the consent or approval of Tenant is required hereunder, such consent or approval may be granted or withheld by the City Manager or his or her designee, unless the City Manager determines in his or her discretion that such matter shall be referred to Tenant's governing body for consideration.

11.20 BROKERS. Tenant and Landlord each represent and warrant to the other that, except as provided in this Section 11.20, no broker or agent is entitled to a broker's commission or finder's fee in connection with the execution of this Lease or the consummation of the transaction contemplated hereby, and each Party agrees to defend and indemnify the other Party against any loss, expense or liability incurred by the other Party as a result of such representation and warranty. The provisions of this Section 11.20 shall survive the expiration of this Lease. Landlord shall pay a two and one half percent (2.5%) fee to Grubb & Ellis Company, 1610 Arden Way, Suite 195, Sacramento, California 95814 (Attention: Jon R. Walker) within thirty (30) days of execution of this Lease.

LANDLORD:

By: 

TENANT:

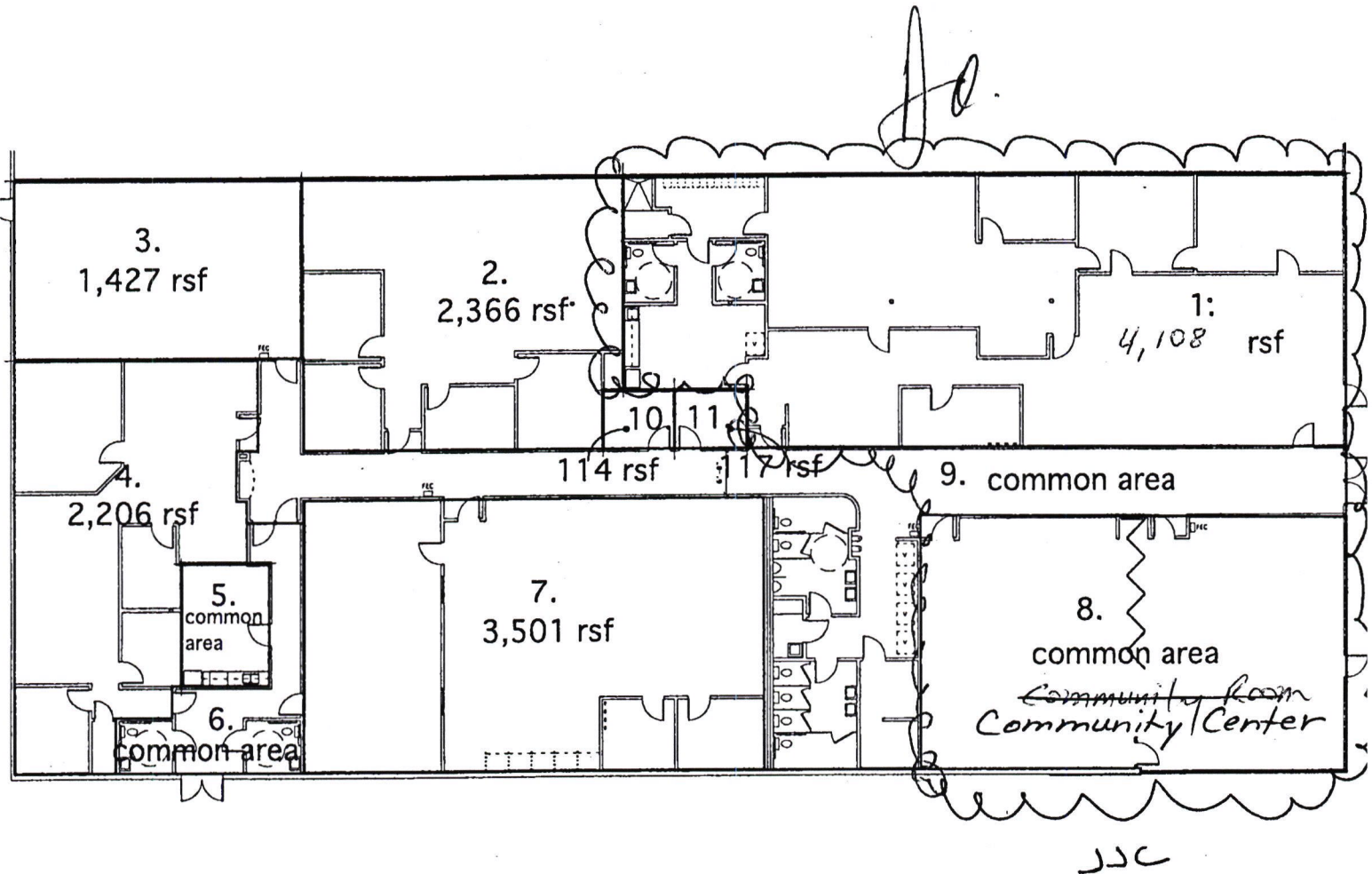
CITY OF RANCHO CORDOVA,
A municipal corporation

By: _____
Ted Gaebler
Its: City Manager
Attest: _____
City Clerk

LANDLORD:

By: Allan H. Omand
(Printed Name)
Its:

EXHIBIT A - Map of Premises



10665 Coloma Road
Rancho Cordova, CA

With area 8 as common
Not to scale
4 - 4 - 07

EXHIBIT B - Legal Description of Premises


JJC

To be added upon any recordation.

MEMORANDUM



DATE: November 5, 2007

TO: Honorable Mayor and Council Members

FROM: Cyrus Abhar, Public Works Director

SUBJECT: **RESOLUTION AUTHORIZING CITY MANAGER TO EXECUTE CONTRACT AMENDMENT WITH DKS ASSOCIATES IN THE AMOUNT OF \$150,000 FOR ON-CALL TRAFFIC AND TRANSPORTATION PLANNING SERVICES**

RECOMMENDATION

It is recommended that the City Council adopt Resolution No. 126-2007 authorizing the City Manager to execute a second contract amendment with DKS Associates to extend the term of on-call professional services to December 31, 2011 and increase the current limit from \$250,000 to \$400,000 for traffic and transportation planning services.

RESULT OF RECOMMENDED ACTION

The contract amendment will provide continued professional services through 2011 to support the Public Works Department in response to complex transportation and traffic analysis issues. Work performed related to development projects will be funded through developer deposits. Work related to City traffic issues will be funded through either the transportation impact fee or project capital funds.

BACKGROUND

The City previously entered into a consultant services agreement with DKS on January 1, 2006 in the amount of \$100,000 to provide on-call professional services through December 31, 2007. A contract amendment was approved by Council on February 20, 2007 that increased the contract limit to \$250,000 and extended the term of services to December 31, 2009. The potential services include, but are not limited to, the following services:

1. Traffic impact studies for environmental documents.
2. Transportation planning for General Plans, Specific Plans, traffic impact fees, corridors studies, etc.
3. Traffic operations including traffic simulation, signing/stripping, safety analysis and traffic control plans.
4. Traffic signal design and timing.
5. Parking planning and policy.
6. Traffic engineering and planning support for the 50 Corridor Mobility Partnership.

Each individual work effort identified to be performed through the on-call services contract is and will be identified by a scope of service document with associated cost estimate.

In evaluating the work being performed under the existing contract and forecasting the potential work effort that will need to be done over the next several years in relation to the update of the development impact fees and development projects under consideration by the City, it is necessary to amend the contract to extend the current limit from \$250,000 to \$400,000 and to extend the expiration date from December 31, 2009 to December 31, 2011.

Adoption of **Resolution No. 126-2007** will authorize the City Manager to execute the second contract amendment. The amended contract will provide the Public Works Department with the flexibility to work with DKS Associates over the next several years in responding to complex traffic and transportation planning issues.

ATTACHMENT

1. Resolution No. 126-2007 including Exhibit A – Contract No. 166-2007

CITY OF RANCHO CORDOVA

RESOLUTION NO. 126-2007

**A RESOLUTION OF THE CITY COUNCIL AUTHORIZING THE CITY MANAGER TO
EXECUTE A SECOND CONTRACT AMENDMENT WITH DKS ASSOCIATES FOR ON-CALL
TRAFFIC AND TRANSPORTATION PLANNING SERVICES**

WHEREAS, on January 1, 2006, the City of Rancho Cordova executed an on call agreement (Contract No. 01-2006) with DKS Associates in the amount of \$100,000 to provide on-call services related to traffic analysis and transportation planning;

WHEREAS, on February 20, 2007, the City of Rancho Cordova executed a contract amendment (Contract No. 156-2006) with DKS Associates in the amount of \$250,000 to provide on-call services related to traffic analysis and transportation planning through December 31, 2009;

WHEREAS, the City has evaluated the near term projected scope of work and cost estimates for specific services which will exceed the existing contract maximum;

WHEREAS, the City wishes to increase the current limit from \$250,000 to \$400,000 and extend the term of services to December 31, 2011;

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

WHEREAS, a combination of developer deposits and transportation impact fees will cover the cost of this contract.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF RANCHO CORDOVA that the Council authorizes the City Manager to execute a second contract amendment with DKS Associates, Consultant, attached as **Exhibit A**, in a form approved by the City Attorney.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 5th day of November, 2007 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

David M. Sander, Mayor

Anna Olea-Moger, CMC, City Clerk

**SECOND AMENDMENT TO THE CONSULTING SERVICES AGREEMENT
BETWEEN THE CITY OF RANCHO CORDOVA AND DKS ASSOCIATES**

This Second Amendment to the Agreement for Consultant Services ("Second Amendment") is made by and between the City of Rancho Cordova ("City") and DKS Associates ("Consultant") as of November 5, 2007.

RECITALS

WHEREAS, the parties have previously entered into a consultant services agreement ("CSA") dated January 1, 2006, and a first amendment dated February 20, 2007, for the purpose of providing on-call professional services related to traffic and transportation planning; and

WHEREAS, the parties agree that changes to the scope of work and cost estimate provided for in the CSA are necessary in order to account for changes in Scope of Work and Cost Estimate to provide additional services related to transportation planning and the transportation impact fee update.

NOW, THEREFORE, the parties hereto agree as follows:

AGREEMENT

1. The Consultant Services Agreement was entered into on January 1, 2006 and amended on February 20, 2007.
2. Section 1 "SERVICES" is here by amended to read as follows:

"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."

3. Section 1.1 "Term of Services" is here by amended to read as follows:

"Term of Services. The term of this Agreement shall begin on the date first noted above and shall end on December 31, 2011, the date of completion specified in Exhibit A, 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."

4. Section 2 of the CSA, "Compensation", provides for the City to pay Consultant a sum not to exceed \$250,000. This Amount shall now be amended to read as \$400,000.
5. The documents attached as "Exhibit A" to this Second Amendment for additional scope of work and cost estimate, and "Exhibit B" to this Second Amendment for current schedule of billing rates shall be added to the original CSA dated January 1, 2006, and as amended on February 20, 2007.

6. All other terms and conditions in the CSA, entered into January 1, 2006, as amended on February 20, 2007, remain in full force and effect to the extent they are not in conflict with the aforementioned revised language.

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

CITY OF RANCHO CORDOVA

CONSULTANT

Ted A. Gaebler, City Manager

John P. Long, Principal, DKS Associates

Date: _____

Date: _____

Attest:

Anna Olea-Moger, CMC, City Clerk

Date: _____

Approved as to Form:

Adam U. Lindgren, City Attorney

Date: _____

EXHIBIT A

SCOPE OF SERVICES

This is an on-call agreement. A Scope of Service shall be prepared for each order of work desired by the City and agreed to separately by the City and DKS Associates. The Scope of Services shall be in conformance with the "Potential Services for the City of Rancho Cordova On-Call Contract – DKS Associates", Exhibit A to Contract No. 01-2006 or future supplemental services as approved by the Public Director under management of the on-call services contract. Each work effort identified by a separate Scope of Service document shall be paid by the City as set forth in Exhibit B.

This agreement shall extend from November 5, 2007 to December 31, 2011.

EXHIBIT B

Fee Schedule Effective August 1, 2007 through August 31, 2008					
<i>ENGINEERS and PLANNERS</i>				<i>TECHNICIANS and SUPPORT STAFF</i>	
Grade	Hourly Rate	Grade	Hourly Rate	Tech Level	Hourly Rate
Grade 1	\$ 55.00	Grade 21	\$ 155.00	Tech Level A	\$ 35.00
Grade 2	60.00	Grade 22	160.00	Tech Level B	40.00
Grade 3	65.00	Grade 23	165.00	Tech Level C	45.00
Grade 4	70.00	Grade 24	170.00	Tech Level D	50.00
Grade 5	75.00	Grade 25	175.00	Tech Level E	55.00
Grade 6	80.00	Grade 26	180.00	Tech Level F	60.00
Grade 7	85.00	Grade 27	185.00	Tech Level G	65.00
Grade 8	90.00	Grade 28	190.00	Tech Level H	70.00
Grade 9	95.00	Grade 29	195.00	Tech Level I	75.00
Grade 10	100.00	Grade 30	200.00	Tech Level J	80.00
Grade 11	105.00	Grade 31	205.00	Tech Level K	85.00
Grade 12	110.00	Grade 32	210.00	Tech Level L	90.00
Grade 13	115.00	Grade 33	215.00	Tech Level M	95.00
Grade 14	120.00	Grade 34	220.00	Tech Level N	100.00
Grade 15	125.00	Grade 35	225.00	Tech Level O	105.00
Grade 16	130.00	Grade 36	230.00	Tech Level P	110.00
Grade 17	135.00	Grade 37	235.00	Tech Level Q	115.00
Grade 18	140.00	Grade 38	240.00	Tech Level R	120.00
Grade 19	145.00	Grade 39	245.00	Tech Level S	125.00
Grade 20	150.00	Grade 40	250.00		
- Project expenses will be billed at <i>cost plus ten percent</i> for service and handling. Project expenses include project-related costs such as reproduction through outside services, transportation, subsistence, delivery/postage and subcontractor services. - All invoices are due and payable within 30 days of date of invoice. Invoices outstanding over 30 days will be assessed a 1 1/4 percent service charge, compounded, for each 30 days outstanding beyond the initial payment period. Service charges are not included in any agreement for maximum charges. - Expert witness charges are available on request.					

MEMORANDUM



DATE: October 30, 2007
TO: Honorable Mayor and Council Members
FROM: Donna Silva, Finance Director
SUBJECT: QUARTERLY TREASURER'S REPORT FOR SEPTEMBER 30, 2007

RECOMMENDATION

This report is informational only. It is recommended that the report is received and filed.

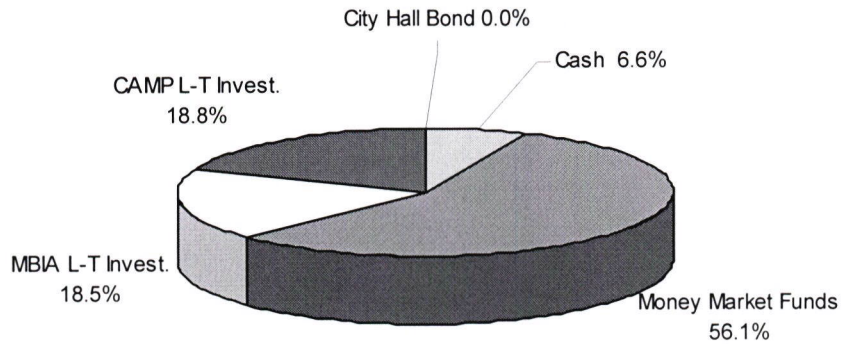
RESULT OF RECOMMENDED ACTION

This report is intended to provide the City Council with information concerning the City's investment portfolio. This report will meet requirements as provided by State law.

BACKGROUND

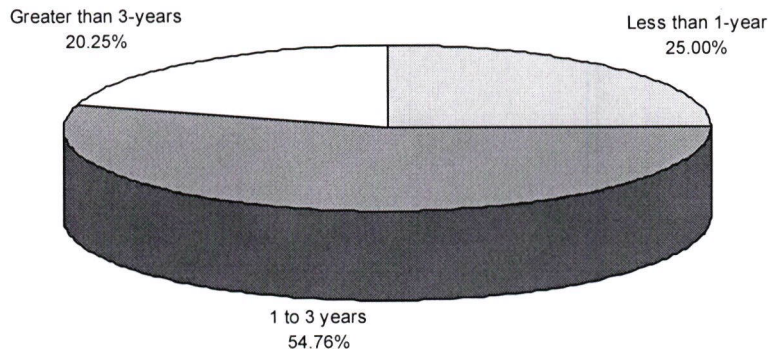
Attached is the quarterly Treasurer's report for the period ending on September 30, 2007. Treasurer's reports are provided to Council on a quarterly basis.

At June 30, 2007 the City's total portfolio was \$75.5 million. Since that time, the balances have increased by \$3.2 million for an ending balance of \$78.7 million at September 30, 2007. Of that, the General Fund Cash and Investments balance was \$14.7 million. Cash and short-term investments increased by \$.6 million while long-term investments were increased by \$2.5 million. The overall portfolio is well diversified with \$29 million invested in long-term investments. An additional \$42.7 million is invested in short-term investments that are considered liquid (CAMP and LAIF). Staff, in conjunction with our Financial Advisors, periodically reviews the mix of liquid and long term investments and adjusts according to the market conditions and our short term cash needs. At September 30th, interest rates at LAIF and CAMP were 5.24% and 5.19%, respectively. The remainder consists of \$6.6 million on deposit with our bank and \$5,314 invested in a City of Rancho Cordova City Hall bond.



Analysis of the long-term investments:

Par Value	Current Value	Percent of L-T Investments
Less than 1-year	\$ 7,334,954	25.00%
1 to 3 years	16,068,229	54.75%
Greater than 3-years	5,941,979	20.25%
	<u>\$29,345,162</u>	100.00%



ATTACHMENT

Quarterly Treasurer's Report for September 30, 2007

**CITY OF RANCHO CORDOVA, CA
TREASURER'S REPORT
SEPTEMBER 30, 2007**

	Par Value	Current Value	Maturity Date
Cash and Cash Equivalents			
Wells Fargo Bank	554,367	554,367	n.a.
U.S. Bank Checking - old system	236,667	236,667	n.a.
U.S. Bank Checking - new system	-	-	n.a.
Sub-total	<u>-</u>	<u>-</u>	n.a.
	<u>791,034</u>	<u>791,034</u>	
Money Market Funds			
Wells Fargo Adv Treasury Plus MMF (MBIA)	<u>388,242</u>	<u>388,242</u>	n.a.
Sub-total	<u>388,242</u>	<u>388,242</u>	
Money Market Funds			
Local Agency Investment Fund (LAIF)	17,252,832	17,252,832	n.a.
California Asset Management Program (CAMP)	<u>9,965,959</u>	<u>9,965,959</u>	n.a.
Sub-total	<u>27,218,791</u>	<u>27,218,791</u>	
Long-Term Investments - MBIA:			
Freddie Mac Note	1,000,000	1,000,000	4/2/2007
Farm Credit Note	1,000,000	991,700	5/30/2007
U.S. Treasury Note	500,000	498,050	7/31/2007
Fannie Mae Discount Note	500,000	487,450	9/28/2007
Fannie Mae Note	750,000	750,000	10/30/2007
Federal Home Loan Note	1,000,000	1,002,200	12/27/2007
Federal Home Loan Note	500,000	498,850	2/6/2008
U.S. Treasury Note	500,000	498,650	3/31/2008
Fannie Mae Note	1,000,000	976,300	5/19/2008
Farm Credit Note	500,000	490,050	7/15/2008
U.S. Treasury Note	1,000,000	1,001,200	8/31/2008
U.S. Treasury Note	750,000	749,400	11/30/2008
U.S. Treasury Note	500,000	498,650	2/15/2009
Federal Home Loan Note	500,000	503,950	6/19/2009
Farm Credit Note	500,000	492,100	7/17/2009
Federal Home Loan Note	750,000	756,900	9/11/2009
U.S. Treasury Note	750,000	730,500	11/15/2009
Fannie Mae Note	500,000	488,050	2/15/2010
Federal Home Loan Note	500,000	506,400	6/11/2010
Federal Home Loan Note	750,000	747,225	12/10/2010
Fannie Mae Note	750,000	757,650	4/15/2011
Freddie Mac Note	<u>750,000</u>	<u>748,650</u>	10/6/2011
Sub-total	<u>15,250,000</u>	<u>15,173,925</u>	

**CITY OF RANCHO CORDOVA, CA
TREASURER'S REPORT (con't)
SEPTEMBER 30, 2007**

	Par Value	Current Value	Maturity Date
Long-Term Investments -CAMP:			
Federal Home Loan Global Notes	500,000	499,682	10/24/2007
Fannie Mae Global Notes	600,000	600,188	12/3/2007
Federal Home Loan Discount Note	1,000,000	999,567	4/3/2007
Federal Home Loan Discount Note	500,000	495,763	5/29/2007
Federal Home Loan Discount Note	500,000	492,701	7/11/2007
Fannie Mae Discount Note	1,295,000	1,261,881	9/28/2007
Federal Home Loan Reference Notes	500,000	497,969	2/21/2008
U.S. Treasury Note	300,000	296,426	5/15/2008
Fannie Mae Notes	700,000	688,625	9/15/2008
U.S. Treasury Note	1,000,000	998,359	9/30/2008
U.S. Treasury Note	495,000	496,044	10/31/2008
Federal Home Loan Global Notes	750,000	746,719	11/21/2008
Federal Home Loan Global Notes	500,000	499,837	12/11/2008
Federal Home Loan Global Notes	500,000	498,750	3/5/2009
Federal Home Loan Notes	500,000	499,531	3/19/2009
Federal Home Loan Notes	500,000	500,625	8/7/2009
U.S. Treasury Note	500,000	503,242	8/15/2009
U.S. Treasury Note	750,000	754,863	8/15/2009
U.S. Treasury Note	500,000	503,242	8/15/2009
U.S. Treasury Note	500,000	485,899	10/15/2009
U.S. Treasury Note	500,000	500,762	11/15/2009
Federal Home Loan Notes	500,000	499,375	1/22/2010
Fannie Mae Global Benchmark Notes	500,000	491,406	8/15/2010
Fannie Mae Global Benchmark Notes	500,000	505,156	4/15/2011
Federal Home Loan Global Reference Notes	1,000,000	1,015,625	7/18/2011
U.S. Treasury Note	500,000	501,836	8/31/2011
	<u>15,890,000</u>	<u>15,834,070</u>	

Long-Term Investments - Other

City Hall COP Bond	5,000	5,466	2/1/2035
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Total Portfolio	\$ 59,543,067	\$ 59,411,529
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- all data is per September 2007 statements of account
- the portfolio is in compliance with the current Investment Portfolio of the City of Rancho Cordova
- based on the value and liquidity of the portfolio, the City of Rancho Cordova is able to meet our expenditure requirements for the next six months

MEMORANDUM



DATE: November 5, 2007

TO: Honorable Mayor and Council Members

FROM: Cyrus Abhar, Public Works Director

SUBJECT: URGENCY RESOLUTION EXTENDING THE CITY'S AUTHORITY TO CONTINUE CURRENT DEVELOPMENT IMPACT FEES FOR THE PROVISION OF TRANSPORTATION IMPROVEMENTS

RECOMMENDATION

Adopt Urgency Resolution No. 124-2007.

RESULT OF RECOMMENDED ACTION

Adoption of this Urgency Resolution will extend the authority to continue the current transportation impact fees on new development, as imposed by Resolution No. 127-2005, for thirty (30) days. These fees will be used to offset traffic impacts created by new development.

BACKGROUND

On October 15, 2007, the City Council enacted Resolution No. 122-2007 readopting the necessary findings and continuing the current transportation impact fees, as imposed by Resolution No. 127-2005, until a new fee schedule is adopted as part of a Transportation Impact Fee Update.

Even though Government Code Section 66017 only deals with the adoption of a fee or charge, or the increase of a fee or charge, and does not speak to the continuance of an established fee, the City prepared Urgency Resolution No. 123-2007 in order to forgo the sixty (60) day waiting period that may arguably apply for the fees to be effective. Urgency Resolution No. 124-2007, attached hereto as Attachment 1, extends the City's authority to continue the current development impact fees for the provision of transportation improvements for thirty (30) days. City staff will be preparing the second and final extension resolution for the December 3rd City Council meeting in order to fully cover the sixty (60) day waiting period.

City staff continues to work with consultants to develop the Transportation Impact Fee Update.

FISCAL IMPACT

The fiscal impact of adoption of this Urgency Resolution will be the continuance of the collection of transportation impact fees in the same amounts as currently collected.

ATTACHMENT

Urgency Resolution No. 124-2007

CITY OF RANCHO CORDOVA

URGENCY RESOLUTION NO. 124-2007

**AN URGENCY RESOLUTION OF THE CITY COUNCIL EXTENDING THE CITY'S
AUTHORITY TO CONTINUE CURRENT DEVELOPMENT IMPACT FEES FOR
THE PROVISION OF TRANSPORTATION IMPROVEMENTS**

WHEREAS, on October 15, 2007, the City Council held a public hearing and adopted Resolution No. 122-2007 and Urgency Resolution No. 123-2007, readopting the necessary findings and continuing the current transportation impact fees as imposed by Resolution No. 127-2005 until a new fee schedule is adopted as part of a Transportation Impact Fee update; and

WHEREAS, even though Government Code Section 66017 only deals with the adoption of a fee or charge, or the increase of a fee or charge, and does not speak to the continuance of an established fee, on October 15, 2007, the City Council adopted Urgency Resolution No. 123-2007 in order to forgo the sixty (60) day waiting period that may arguably apply for the fees to be effective; and

WHEREAS, the authority granted by Urgency Resolution No. 123-2007, attached hereto as **Exhibit A**, is only for thirty (30) days; however, Government Code Section 66017 allows for two thirty (30) day extensions of such authority; and

WHEREAS, this Urgency Resolution is intended to serve as the first thirty (30) day extension; and

WHEREAS, City staff continues to work with consultants for the purposes of updating the Transportation Impact Fee Program; and

WHEREAS, the City Council desires to continue the fees as imposed by Resolution No. 127-2005 and continued by Resolution No. 122-2007 and Urgency Resolution No. 123-2007 until the new fee schedule is adopted as part of a Transportation Impact Fee Program update. The current fee schedule is attached hereto as **Exhibit B**; and

WHEREAS, in order to protect the health, safety and welfare of the community and to ensure that adequate public facilities are provided for the residents of the City of Rancho Cordova, continuation of the Transportation Impact Fee Program fee schedule is necessary.

**NOW, THEREFORE, THE CITY COUNCIL OF RANCHO CORDOVA DOES HEREBY
RESOLVE AS FOLLOWS:**

1. Findings:

- a. The City Council finds all of the findings of Resolution No. 122-2007 and Urgency Resolution No. 123-2007 true and correct, and made part of this Resolution.
- b. A failure to continue the fees in effect by adoption of this Resolution will place the residents of new residential development, the public's use of new

commercial development, and/or the existing citizens of the City, in a condition dangerous to their health, safety or welfare.

- c. Any delay in securing adequate funding will result in a deterioration of the City's level of services and will threaten the City's ability to keep pace with development demand, thereby creating immediate harm to existing and future residents, and other members of the public.
- d. The City Council finds that even though Government Code Section 66017 only deals with the adoption of a fee or charge, or the increase of a fee or charge, and does not speak to the continuance of an established fee, the City prepared Urgency Resolution 123-2007 and this Urgency Resolution in order to forgo the sixty (60) day waiting period that may arguably apply for the fees to be effective.
- e. Pursuant to California Public Resources Code Section 21080 (b)(8) and Title 14, Chapter 3 of the California Code of Regulations Section 15273(a)(4), the continuance of these development impact fees is statutorily exempt from the California Environmental Quality Act because the fees are for the purpose of obtaining funds for capital projects necessary to maintain service within existing service areas in the City.

2. **Extension of Authority to Continue Fees.** This thirty (30) day extension of the authority granted by Urgency Resolution No. 123-2007 to continue the current fee rates for the Transportation Impact Fee Program established by Resolution 127-2005, and currently in effect as set forth in **Exhibit B**, is hereby approved.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 5th day of November, 2007 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David M. Sander, Mayor

ATTEST:

Anna Olea-Moger, CMC, City Clerk

MEMORANDUM



DATE: November 5, 2007
TO: Honorable Mayor and Council Members
FROM: Katja Irvin, Assistant Planner
SUBJECT: DISMANTLE COURT DESIGN REVIEW

PROPERTY OWNER/APPLICANT:	ARCHITECT:
M & M Development	Thomas Bell, Architect
Kermit Gilmore	P.O. Box 405
3590 Sunrise Blvd., #9	Garden Valley, CA 95633
Rancho Cordova, CA 95742	

PROJECT:	11301 Dismantle Court Design Review
FILE:	RC-07-309
LOCATION:	11301 Dismantle Court
APN:	072-0570-030
PLANNER:	Katja Irvin, Assistant Planner

RECOMMENDATION

City Council find the project categorically exempt under Section 15332, In-Fill Development Projects, of the California Environmental Quality Act Guidelines, and adopt Resolution No. 127-2007 approving the Design Review for 11301 Dismantle Court, Project No. RC-07-309, subject to the findings, evidence, Design Package (Exhibit A), and Conditions of Approval (Exhibit B).

RESULT OF RECOMMENDED ACTION

A new pre-manufactured metal building will be constructed for the on-site dismantling operation. The project will add landscaping to screen the parking lot, fences, and industrial buildings on the site.

BACKGROUND

The applicant is proposing to install a new pre-fabricated metal building in the yard of an existing auto dismantling business at 11301 Dismantle Court. Site improvements negotiated in the design review process include: reconfiguration of parking to City standards; improved pedestrian access; and landscaping to better screen and soften the fence and building which are visible from the street.

These upgrades will significantly improve the site and the area. The proposed metal building is appropriate for this heavy industrial area and is appropriately located in the dismantling yard behind a fence. Therefore, staff is recommending the City Council approve project RC-07-309.

See **Attachment 1, Resolution No. 127-2007**, for evidence showing that the proposed project is consistent with the City of Rancho Cordova General Plan, Zoning Code, and Design Guidelines. For more information about the analysis of the building and site design for this project see **Attachment 2, Checklist for Industrial Projects**.

PLANNING COMMISSION COMMENTS

On October 11, 2007 the Planning Commission voted to forward a recommendation of approval for this project to the City Council (5-0, 2 absent). During the hearing, the comments and concerns of Commissioners addressed the fencing on the site, as well as the quality and permanence of the pre-manufactured building. The project architect clarified that portions of the existing 8' chain-link fence with slats and barbwire will be replaced as needed. Also, there are no plans to change the type of fence used, or to add razor wire on top of the fence. The applicant's representative further explained that the building is not a temporary structure. It is a common building type in the South Sunrise Special Planning Area, and is designed to last at least 25 years.

ATTACHMENTS

1. Resolution No. 127-2007 including Design Review Package (Exhibit A) and Conditions of Approval (Exhibit B)
2. Rancho Cordova Design Guidelines Checklist for Industrial Projects
3. 500' Radius Map and Mailing List

CITY OF RANCHO CORDOVA

RESOLUTION NO. 127-2007

A RESOLUTION OF THE CITY COUNCIL
APPROVING DESIGN REVIEW FOR 11301 DISMANTLE COURT
PROJECT # RC-07-309

WHEREAS, M & M Development (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova (hereinafter referred to as City) for Design Review for a new 2,700 sq. ft. pre-manufactured metal building to replace a similar building at 11301 Dismantle Court (Assessor's Parcel Number 072-0570-030); and

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

WHEREAS, the project is categorically exempt under Section 15332, In-Fill Development Projects, of the California Environmental Quality Act; and

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

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

1. That the project site was adequately analyzed according to the California Environmental Quality Act Guidelines.

Finding

This project is Categorically Exempt under Section 15332, In-Fill Development Projects, of the California Environmental Quality Act Guidelines. The project meets the following conditions required for the Section 15332 exemption:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designations and regulations.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value as habitat for endangered, rare or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can adequately be served by all required utilities and public services.

Evidence

The project site is located in the South Sunrise Special Planning Area and is in the M-2 (heavy industrial) zone. The project site is currently occupied by an existing 6,250 square foot industrial building and a storage yard. Existing industrial uses surround the project site. As the proposed project consists of the construction of a structure on a site currently used for industrial purposes and on the site of a previous structure, the proposed project would not result in any significant impacts to traffic, noise, or water quality. The existing uses are served by utilities and public services and the proposed

project would be served as well. Therefore, the project qualifies for categorical exemption under CEQA Guidelines Section 15332.

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:

- a) Finding

The proposed project is consistent with the objectives of the General Plan, complies with applicable Zoning regulations and Special Planning Area provisions, and is consistent with the applicable "Guiding Principles" and "Design Concepts" in section 110-84.

Evidence

The proposed project is consistent with the Heavy Industrial land use designation specified in the General Plan for this part of the Sunrise Boulevard South Planning Area. The project will not hamper General Plan goals and will support General Plan Policy LU.1.2, which aims to develop a fiscally sound strategy to encourage a mix of uses that meets the City's needs and provides sufficient tax base to maintain desired community service levels.

Dismantling uses are permitted by right in the Heavy Industrial (M-2) zone. The project meets the development standards of the M-2 land use zone.

The applicable "Guiding Principles" and "Design Concepts" in section 110-84 are further defined by the City of Rancho Cordova Design Guidelines and are satisfied by this project as described by the facts and findings discussed below.

- b) Finding

The proposed architecture, site design, and landscaping are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.

Evidence

A pre-fabricated metal building is typical within the yards of industrial sites. The proposed and existing landscaping including new trees and shrubs along the street will provide the appropriate level of screening and greenery for this industrial dismantling use. All equipment is stored behind the fence in the yard.

- c) Finding

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

Evidence

The new building with loading bays for vehicle dismantling is located behind a fence in the yard. New plantings along the façade of the existing building will soften the large expanse of metal siding, and deter graffiti. New screening trees placed at regular intervals will screen the back of the buildings from the Folsom South Canal. In addition, new redwoods will help to identify the site as part of the South Sunrise Special Planning Area (SSSPA), where redwoods are common.

d) Finding

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

Evidence

The project will minimize conflicts with pedestrians by creating pedestrian access paths from the parking lot and the street. The pedestrian paths are located away from the main auto/truck entry, and new planters and trees, as well as pavement markings, will help to define auto/truck vs. pedestrian entries.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 5th day of November, 2007 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David M. Sander, Mayor

ATTEST:

Anna Olea-Moger, CMC, City Clerk

A NEW DISMANTLING BUILDING FOR M/M DEVELOPMENT

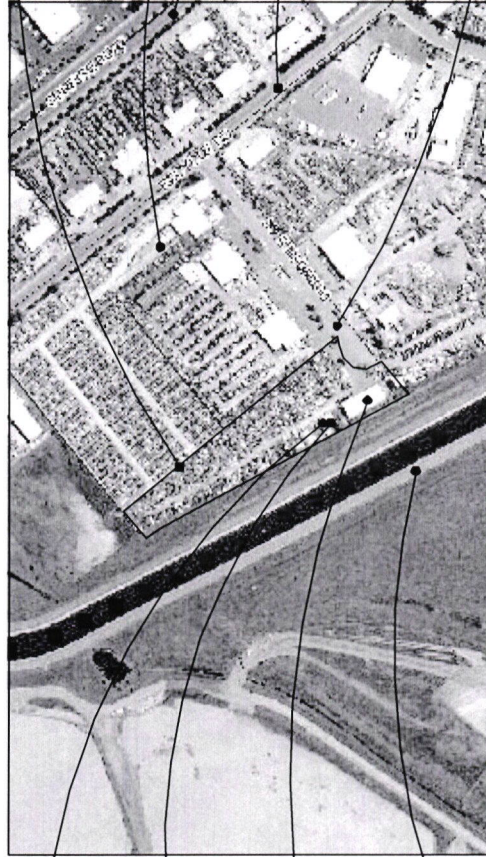
11301 DISMANTLE COURT
IN THE CITY OF RANCHO CORDOVA
APN: 072-0570-030-0000

PREVIOUSLY EXISTING
DISMANTLING BUILDING
DEVELOPED IN APRIL 1987
UNDER SEPARATE PERMIT

LOCATION OF NEW
DISMANTLING BUILDING
PROPOSED UNDER NEW
BUILDING PERMIT

EXISTING 4000 SQ. FT.
INDUSTRIAL BUILDING
THAT IS SUBJECT OF
MULTIPLE CURRENT
PERMIT APPLICATIONS

FULLER WATER CANAL



PROJECT PERMIT
INFORMATION

AREA OF PROPOSED
NEW BUILDING

EXISTING 4000 SQ. FT.
INDUSTRIAL BUILDING

FULLER WATER CANAL

RECYCLE ROAD

SUNSHINE COURT

PROJECT DIRECTORY

OWNER:
M/M DEVELOPMENT
11301 DISMANTLE COURT
RANCHO CORDOVA, CALIFORNIA 95741
CITY OF RANCHO CORDOVA
CITY OF RANCHO CORDOVA

ARCHITECT & ENGINEER:
THOMAS HILL, ARCHITECT
11301 DISMANTLE COURT
RANCHO CORDOVA, CALIFORNIA 95741
CITY OF RANCHO CORDOVA
CITY OF RANCHO CORDOVA

DOCUMENTS PACKAGE

- ARCHITECTURAL DRAWINGS: SET NO. 1**
PERMITS APPLIED FOR UNDER THESE DOCUMENTS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
1. EXISTING METAL DISMANTLING BUILDING DEMOLITION PERMIT SUBMITTAL
 2. NEW METAL DISMANTLING BUILDING DEMOLITION PERMIT SUBMITTAL
 3. NEW METAL DISMANTLING BUILDING DEMOLITION PERMIT SUBMITTAL
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SHEET INDEX

- | SHEET | TITLE |
|-------|------------------------------------|
| MB-0 | PROJECT INFORMATION SHEET |
| MB-1 | PROJECT SITE PLAN |
| MB-2 | PROJECT PLAN ENLARGEMENT |
| MB-3 | PROJECT OVERHEAD (ROOF) PLAN |
| MB-4 | PROJECT LANDSCAPE & Hardscape PLAN |
| MB-5 | BUILDING ELEVATIONS |
| MB-6 | PROJECT MODEL VIEWS |



THOMAS HILL, ARCHITECT
11301 DISMANTLE COURT
RANCHO CORDOVA, CALIFORNIA 95741
(916) 225-0700 FAX (916) 225-4487

NEW DISMANTLING BUILDING
11301 DISMANTLE COURT
RANCHO CORDOVA, CALIFORNIA 95741

MB-0

PROJECT SITE PLAN

THOMAS BELL, ARCHITECT
P.O. BOX 446
BROWNS VALLEY, CALIFORNIA 95926
(916) 335-8700 FAX (916) 335-4387
www.thomasbell.com



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1-800-662-7673 FAX

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NOTE: BUILDING LOCATIONS ON SITE ARE DRAWN AS PER ORIGINAL BUILDING PERMIT DOCUMENTS FOR THE BASIC BUILDING SHELLS THAT ARE OF RECORD ON THE ARCHIVES OF THE SACRAMENTO COUNTY RECORDS. ANY INFORMATION THAT BECOMES RELAY SOLELY ON THIS INFORMATION DATA BEING PROVIDED ARE NOT VERIFIED BY SUBSEQUENT SURVEY FOR THE PURPOSE OF THE PRODUCTION OF THIS DOCUMENT. THOMAS BELL ARCH-TECH DISSEMINATES ANY AND ALL INFORMATION THAT BECOMES RELAYED TO ANY BUILDING BECOMES SOLELY RELAYED TO ANY BUILDING

NOTE: BUILDING LOCATIONS ON SITE HAVE BEEN INSPECTED AND APPROVED UNDER THE ORIGINAL BUILDING SHELL PERMITS AND INSPECTIONS THAT ARE OF RECORD.

EXISTING STORAGE YARD
NO WORK PROPOSED
UNDER THIS APPLICATION

EXISTING NEW CONCRETE SLABS ON GRADE

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UNDER EARLIER PERMITS & INSPECTIONS
OF RECORD IN 1893

ATTN: 572-6570-830-0000

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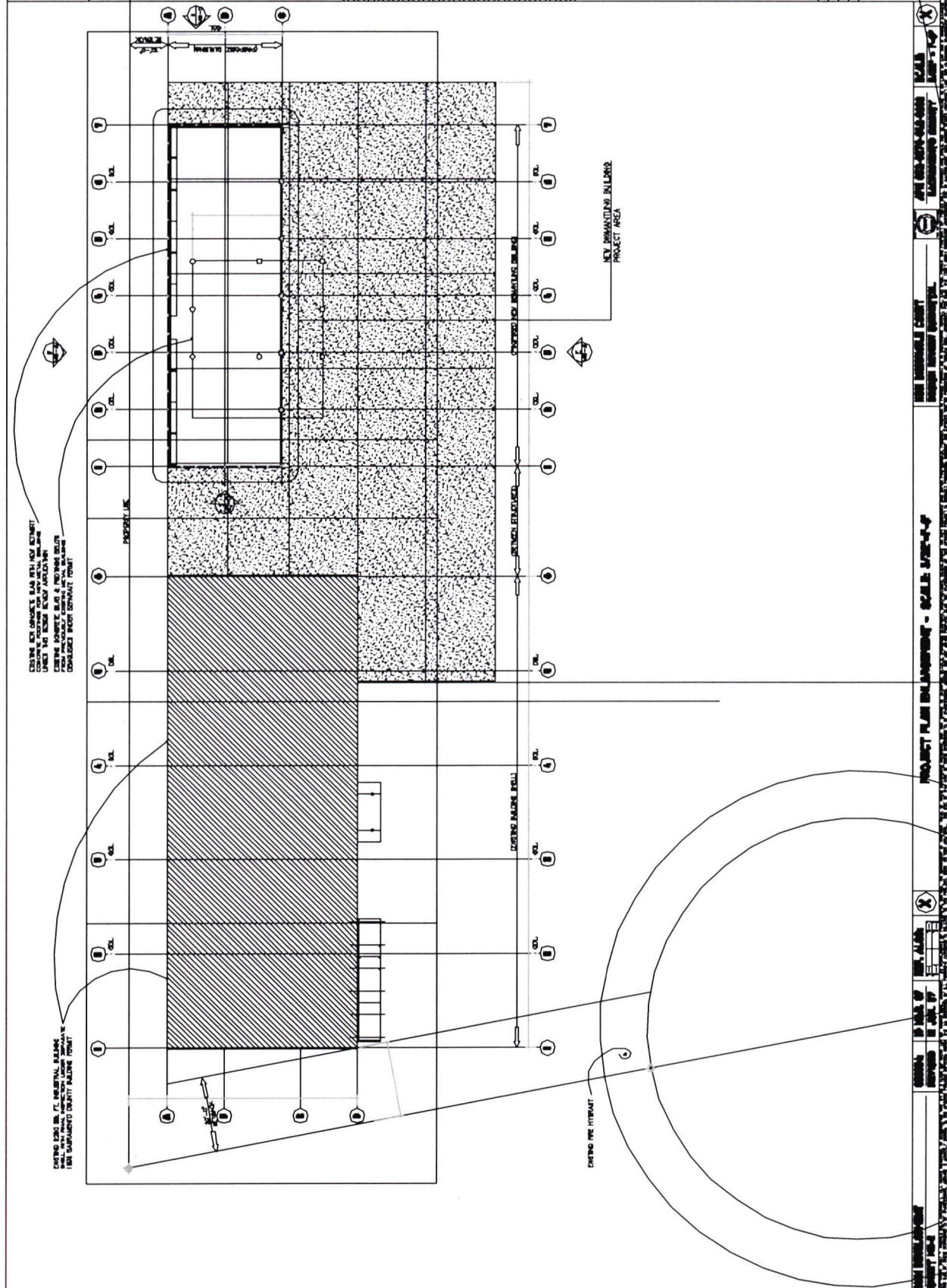
CONFIDENTIAL COURT

EXISTING FIRE HYDRANT



NEW BRITAIN BUILDING
BALDWIN COUNTY, ALABAMA
DATE: 08-17-97 BY: TWP
PROJECT PLAN ENLARGEMENT

(NAME) JIM EMMETT
 RACE (MR) W M
 BIRTH DATE 12/15/47
 BIRTH PLACE CALIFORNIA
 P.O. BOX 414
 FARM VALLEY, CALIFORNIA



NEW DORMANT BUILDING
BURNING TO VARIOUS DEGREES
FIRE 10/25/75
PROJECT OVERHEAD (ROOF) PLAN

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NEW METAL BUILDING
PROJECT AREA

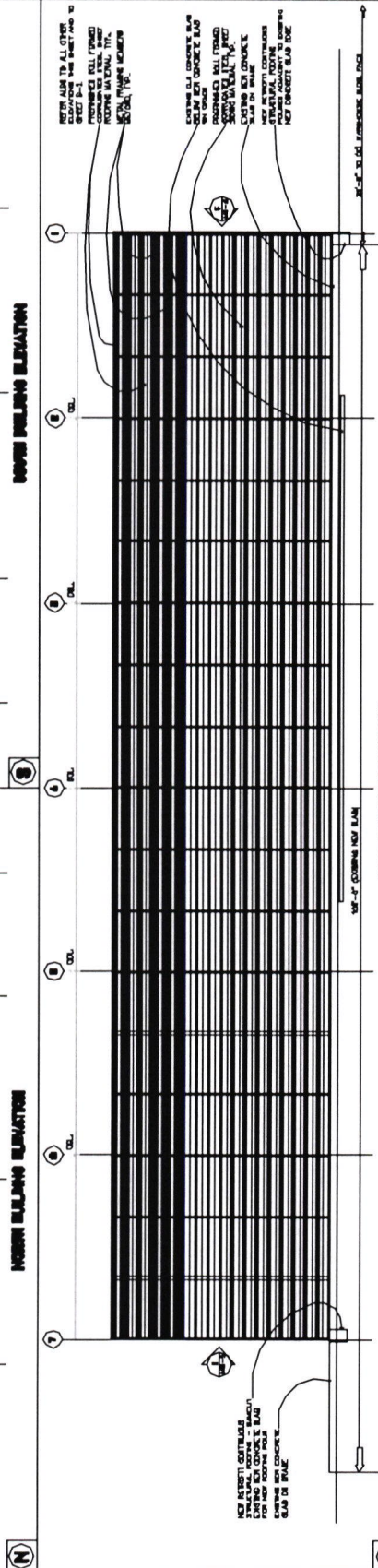
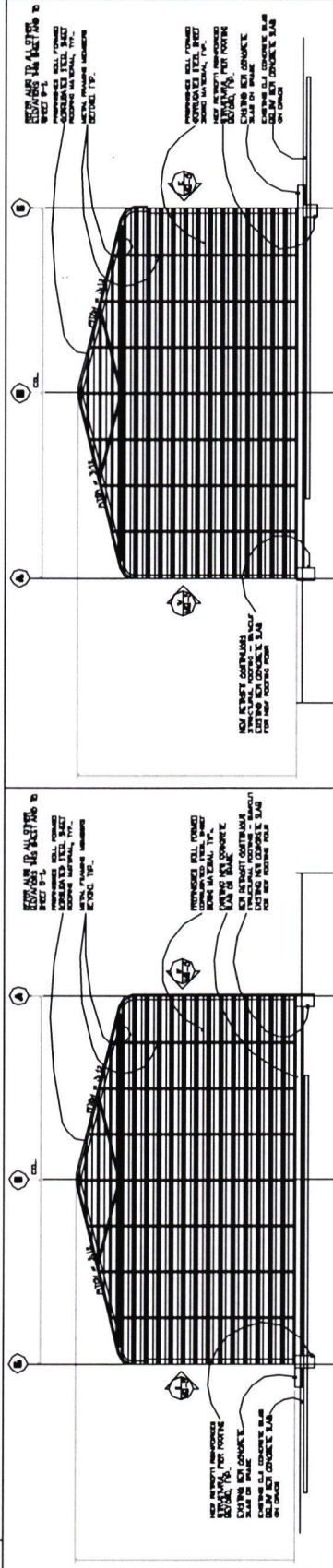
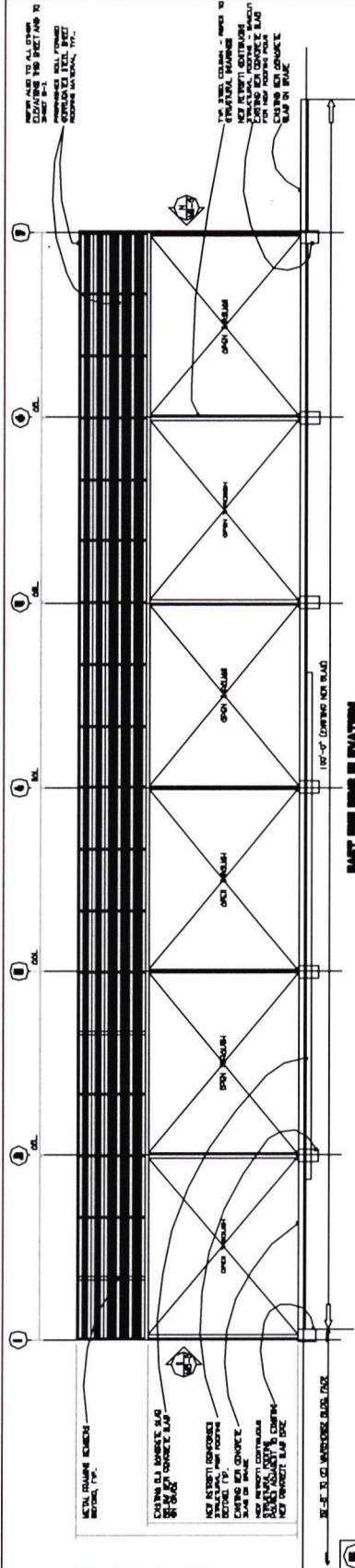
EXERCISES AND HYPERAT

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MB-5

NEW DISMANTLING BUILDING
SHEAR WALL ELEVATION
1/2" = 1'-0"

THOMAS WELLS ARCHITECT
1000 VALLEY, CALIFORNIA 94133
(415) 338-0700 FAX (415) 338-4507

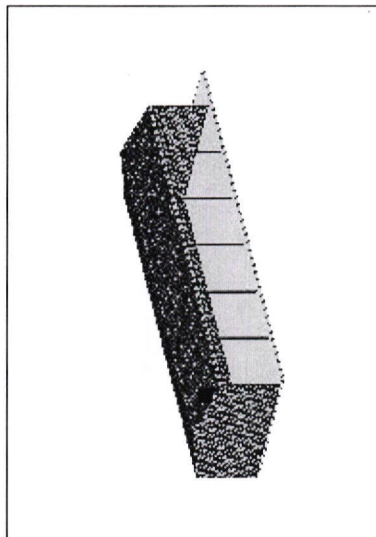


NEW DISMANTLING BUILDING ELEVATIONS - SEE DIMENSIONAL COPY - SCALE 1/4" = 1'-0"
SHEET NO. 1 OF 1
DATE: 10/1/00
BY: T.W.
CHECKED: T.W.
APPROVED: T.W.

A NEW DISMANTLING BUILDING FOR M/M DEVELOPMENT



VIEW FROM NORTHWEST



VIEW FROM SOUTHEAST

**11301 DREAMTILE COURT
IN THE CITY OF RANCHO CORDOVA
APR: 575-8871-685-5005**

NEW DISMANTLING BUILDING
BANKING HOUSE
1972A
1972B
PROJECT AXONOMETRIC VIEW

THOMAS HILL, ARCHITECT
P.O. BOX 144
VALLEY VIEW, CALIFORNIA 94706
(415) 231-6700 FAX (415) 239-4387
www.thomashill.com



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800-575-4229 FAX

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U.S. Customs and Border Protection

NEW! NEW! NEW! NEW! NEW! NEW! NEW! NEW! NEW! NEW!



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Conditions of Approval

	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
1.	The project shall be constructed in substantial compliance with the approved Design Review plans and elevations (Exhibit A) for a new, pre-manufactured metal building and site improvements at 11301 Dismantle Court, APN: 072-0570-030, project number RC-07-309.	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.	Applicant shall be responsible for all damage to City streets associated with construction of the project and shall repair any damage as soon as possible.	On-Going	Public Works
Prior to Approval of Improvement Plans			
4.	Applicant shall photo-document the condition of adjacent streets, sidewalks and infrastructure to the satisfaction of the Public Works Department.	Prior to improvement plan approval	Public Works
5.	Applicant shall enter into a frontage agreement for construction of public improvements to the satisfaction of the Public Works Department.	Prior to improvement plan approval	Public Works
Prior to Issuance of Building Permits			
6.	Transportation Impact Fees shall be updated, or other provisions for collection of fair share contributions shall be established, to incorporate any offsite mitigation measures within the City of Rancho Cordova that are identified for the project that are not part of the current Transportation Impact Fee program and Transportation Impact Fees shall be paid.	Prior to Building Permits	Public Works

EXHIBIT B

Conditions of Approval

	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
7.	Property Owner/Applicant shall participate in a funding mechanism for maintenance of any publicly maintained frontage and median landscaping associated with the project by annexation to the City Landscape Maintenance Community Facilities District. All costs associated with the annexation shall be borne by the Property Owner/Applicant. Contact: Elizabeth Sparkman at (916) 851-8714 as there may be a 2-3 month lead time to satisfy this condition.	Public Works	
8.	Property Owner/Applicant shall participate in a funding mechanism for maintenance services for the fair share of 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 may be accomplished through annexation to the City Road Maintenance Assessment District. All costs associated with the annexation shall be borne by the Property Owner/Applicant. Contact: Elizabeth Sparkman at (916) 851-8714 as there may be a 2-3 month lead time to satisfy this condition.	Public Works	
9.	Property Owner/Applicant shall participate in the provision of funding to provide transit-related services by voting to approve a special tax. The tax shall be the annual amount (with appropriate annual inflation adjustment) as established at the time of voting by the City Council. The election to provide for the tax shall be completed prior to the issuance of building permits. The property owner shall be responsible for paying all costs associated with holding the election. The tax shall be due at the time specified in the ordinance imposing the tax. In addition, the Owner of the property shall hold a deed assessment in the form of Conditions, Covenants & Restrictions against the property, or other form as shall be approved by the City, which assessment will take effect in the event the special tax described in this Condition of Approval is reduced or repealed. Contact: Elizabeth Sparkman at (916) 851-8714 as there may be a 1-2 month lead time to satisfy this condition.	Public Works	

EXHIBIT B

Conditions of Approval

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
10.	Applicant shall submit improvement plans to the satisfaction of the Public Works Department. Improvement plans shall include, but shall not be limited to: • Replacement of damaged sidewalk and curb and gutter along property frontage to the satisfaction of Public Works Department. Sidewalk panels shall be replaced to the nearest joint. • Public improvement plans shall clearly delineate all transitions to existing improvements.	Prior to Building Permits	Public Works	
11.	The buildings shall be reviewed for architectural consistency with the approved plans by the Planning Director.	Prior to Building Permits	Planning	
12.	The applicant shall submit a revised landscape plan for review and approval by the Planning Director. The plan shall include the following: • Broad-leaved, medium-sized trees along the back of the site behind the buildings. Redbuds, Valley Oaks, or another native and/or water-conserving variety is recommended. • The plantings in front of the existing structure shall be of the type that will adequately break up the building mass. • Landscaping plans shall demonstrate conformance with the Water Use and Conservation provisions of the City of Rancho Cordova.	Prior to Building Permits	Planning	
13.	An approved fire hydrant capable of providing the required fire flow for the protection of the new structure shall be located along the route of the fire apparatus access roadway. The required fire hydrant shall be installed and operational prior to any construction or on-site storage of combustible materials. The minimum required fire flow for the new fire hydrant is 1,500 gallons per minute (gpm) at a pressure of 20 pounds per square inch (psi) for a two hour duration. Fire hydrant installations for the protection of commercial projects shall comply with the following requirements: A. One fire hydrant shall be located between 150 and 250 feet from the end of the access roadway. The required access roadway shall extend to	Prior to Building Permits	Metro Fire District	

EXHIBIT B

Conditions of Approval

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	within 150 feet of all portions of the structure. B. A hydrant installed at the end of an access roadway as a "blow off" for the water district does not meet the fire department fire hydrant requirements. C. Existing "wharf" type fire hydrants do not satisfy hydrant requirements for new construction, and per SCC-1240, must be upgraded to approved steamer type hydrants.			
14.	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 Building Permits	Metro Fire District	
15.	Provide access roadways with all weather driving surfaces of not less than 20-feet of unobstructed width, 13-foot, 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.	Prior to Building Permits	Metro Fire District	
16.	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. This requirement is applicable to existing gravel roadways.	Prior to Building Permits	Metro Fire District	
17.	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	Prior to Building Permits	Metro Fire District	

EXHIBIT B

Conditions of Approval

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	with this regulation. Gates and fencing shall not be installed without plan review and approval by the Fire District.			
18.	Signs reading "NO OUTLET" shall be posted at the entry points to dead-end access roadways exceeding 125 feet in length.	Prior to Building Permits	Metro Fire District	
	Prior to Occupancy Permit			
19.	Install improvements to the satisfaction of the Public Works Department.	Prior to Occupancy	Public Works	
20.	As-Built reproducible grading and improvement plans, as well as a compact disc containing said plans in AutoCAD and Portable Document format shall be submitted and approved by the Public Works Department.	Prior to Occupancy	Public Works	
21.	An inspection of the finished building, colors, site amenities and parking lot improvements shall be conducted by the Planning Director.	Prior to Occupancy	Planning	
22.	All landscaping shall be planted according to the approved landscape plans. A certificate of compliance shall be submitted by a landscape architect, certifying that installation of water conservation features conforms to City water conserving landscape requirements.	Prior to Occupancy	Planning	
23.	Building Numbering: 1. Address numbers shall be illuminated during the hours of darkness so the address is easily visible from the street. The numerals in these numbers shall be no less than six (6) 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.	Prior to Occupancy	Planning	

EXHIBIT B

Conditions of Approval

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.

Advisory Comments – Rancho Cordova Building Department

1. A stop work order has been issued. No new work to be performed until a building permit has been issued.
2. Plans submitted after 1/1/2008 will need to comply with 2007 California Codes.
3. An accessible path of travel will be required from the public way to the sales building.

Advisory Comments – Rancho Cordova Police Department

1. Parking/Circulation:
 - a. 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.
 - b. Handicapped parking spaces shall be clearly marked and properly posted and be conveniently located near the buildings they are intended to serve.
2. Building Security:
 - a. 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.
 - b. 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 three (3) inches and a horizontal distance of (1) inch each side of the strike, so as to prevent violation of the strike.
 - c. Glass doors shall be secured with a deadbolt lock with minimum throw of one (1) inch. The outside ring should be free-moving and case hardened.
 - d. 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 one (1) inch.
 - e. 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.

Conditions of Approval

- f. Doors with glass panels and doors with glass panels adjacent to the door frame shall be secured with burglary-resistant glazing or the equivalent, if double-cylinder deadbolt locks are not installed.
- g. 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.
- h. Windows that are capable of being opened shall be secured on the inside with a locking device capable of withstanding a force of three hundred (300) lbs. applied in any direction.
- i. All hatchway openings on the roof of any building shall be secured as follows:
 - (1) 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.
 - (2) 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.
 - (3) Outside hinges on all hatchway openings shall be provided with non-removable pins when using pin-type hinges.
- j. 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 1/2" round or one by one-fourth inch flat steel material, spaced no more than five inches apart and securely fastened.
 - or:
 - (2) A steel grill of at least 1/8" material or two inch mesh and securely fastened.
- k. 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.
3. Landscaping:
 - a. 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.
 - b. All walkway curbs shall be vertical in design. Rounded curbs shall be avoided whenever possible.

Conditions of Approval

4. Lighting:

- a. Parking lots, driveways, circulation areas, aisles, passageways, recesses, and grounds contiguous to buildings shall be provided with metal halide 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 of one foot-candle minimum, maintained at ground level, is required. A combination of wall and pole mounted fixtures may be used.
- b. All exterior doors shall be provided with an independent 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. Each premises, while closed for business after dark, must be sufficiently lighted by use of interior night lights.
- d. Exterior door, perimeter, 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.)

Project Name: Dismantle Court DR
 Date of Review: 9/22/07

RANCHO CORDOVA DESIGN GUIDELINES I. CHECKLIST FOR INDUSTRIAL PROJECTS		The Proposed Project			
		n	-	=	+
SITE DESIGN > CIRCULATION (7:6)					
OBJECTIVE: Develop a circulation system that provides for the ease of circulation and safety for both motorists and pedestrians/bicyclists.					
DESIGN GUIDELINES					
1. Primary entry drives are enhanced with landscaping, monument signs, decorative paving, etc. to emphasize site access locations and draw attention to project ingress/egress and create site identity.	☐	☐	☒	☐	Entry area is a parking lot. New planters and trees, as well as pavement markings will improve definition of auto/truck vs. pedestrian entries. New redwoods will help to identify the site as part of the SSSPA, where redwoods are common. Decorative paving does not seem appropriate on "Dismantle Court" but a monument sign is recommended to help identify the project/business.
2. Site access promotes safety, efficiency, and convenience and avoid conflicts between pedestrians, vehicles, and delivery trucks.	☐	☐	☒	☐	Pedestrian entry paths from street and handicapped parking will be added and are located away from the main auto/truck entry. Parking in front will move cars away from truck entrance path.
3. Loading areas are located in the rear of the building.	☒	☐	☐	☐	There are no loading areas for the new building. The entries to the dismantling bays are facing the yard for practical reasons.
SITE DESIGN > BUILDING PLACEMENT AND ORIENTATION (7:8)					
OBJECTIVE: Site design that incorporates significant existing natural features and takes into consideration adjacent uses and structures.					

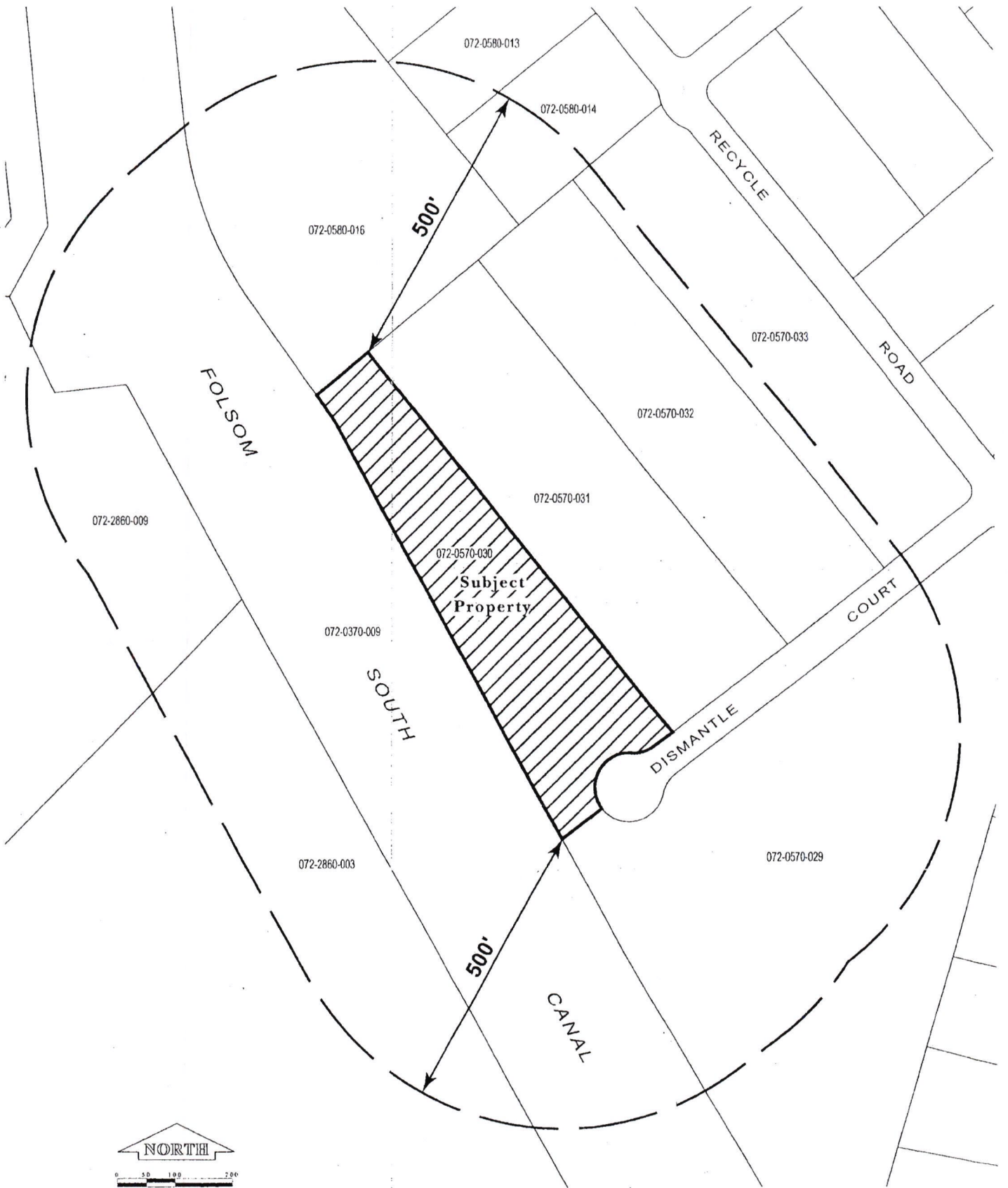
RANCHO CORDOVA DESIGN GUIDELINES I. CHECKLIST FOR INDUSTRIAL PROJECTS		The Proposed Project				
		n	-	=	+	Description/Comments
DESIGN GUIDELINES						
1. Buildings have a strong relationship to the street including functional public entrances.	☒	☐	☐	☐	☐	The new building is in the yard behind the fence and is not visible from the street.
2. The visual impact of a large sea of parking and industrial equipment from public rights-of-way is minimized.	☐	☐	☐	☒	☐	There is only a small parking lot and trees in the planter strip along the street provide screening. All equipment is stored behind the fence.
3. Industrial and warehouse development is screened and buffered from adjacent residential uses.	☒	☐	☐	☐	☐	There are no adjacent residential uses. Uses on the other side of the canal are light industrial uses.
4. Loading docks and bays are not located or oriented toward the primary street frontage.	☐	☐	☐	☒	☐	New building with loading bays for vehicle dismantling is located behind a fence in the yard.
SITE DESIGN > PUBLIC SPACES AND PEDESTRIAN AMENITIES (7:10)						
OBJECTIVE: Provide open areas and public amenities where employees can take advantage of recreational uses. Such improvements should be appropriate for the intended users.						
DESIGN GUIDELINES						
1. Include one or more public space/pedestrian area scaled according to the size and demands of the project.	☐	☒	☐	☐	☐	Although this is a very small-scale project, it would be nice for the site to have a small outdoor eating/break area with a table for employees near the landscaping in front of the project. A new landscaped area in the front of the site (which will replace non-standard parking) can still be used for this purpose in the future.

RANCHO CORDOVA DESIGN GUIDELINES I. CHECKLIST FOR INDUSTRIAL PROJECTS		The Proposed Project			
		☐	☐	☐	Description/Comments
SITE DESIGN > LANDSCAPING (7:12)					
OBJECTIVE: Provide for attractive and functional landscape for purposes of screening, buffering, and softening of various site elements.					
DESIGN GUIDELINES					
1. Landscaping scale and design is compatible with and appropriate for the project.	☐	☐	☒	☐	Proposed new redwood trees and shrubs will improve the project edges and provide the appropriate level of screening and greenery for this industrial dismantling use.
2. Special landscaping is provided at focal points and project entries.	☒	☐	☐	☐	Special landscaping is not appropriate for this small-scale project for dismantling uses, but additional landscaping with a variety of plants and trees could be added on each side of the entry driveway, near the potential outdoor eating area, and/or along the façade of the existing building.
3. Vines and screen walls are used on large expansive building facades.	☐	☐	☒	☐	New plantings along the façade of the existing building will soften the large expanse of metal siding, and deter graffiti. A COA requires that the final landscape plan specify plantings that will sufficiently break up the building mass.
4. Landscaping (in conjunction with appropriate decorative walls and setbacks) are used to buffer industrial uses from less intensive uses.	☐	☐	☒	☐	New screening trees placed at regular intervals will screen the back of the buildings from the Folsom South Canal.

RANCHO CORDOVA DESIGN GUIDELINES I. CHECKLIST FOR INDUSTRIAL PROJECTS		The Proposed Project				
		n	-	=	+	
5. New landscaping/landscape corridors are consistent with existing landscaping/landscaping corridors.		☐	☐	☒	☐	Planting of redwoods along the property line is consistent with the use of redwood trees to define corridors throughout the SSSPA.
ARCHITECTURE > STYLE AND DESIGN DETAILS (7:16)						
OBJECTIVE: Ensure that buildings with expansive facades incorporate design elements and details that relate to the scale of the human form and enhance the character of Rancho Cordova.						
DESIGN GUIDELINES						
1. Include architectural features along large buildings that are visible from a public street or adjacent residential property.		☒	☐	☐	☐	The proposed building is not visible from any streets
2. Wireless facilities, if included on-site, are designed into the architecture/façade of the building.		☒	☐	☐	☐	Wireless facilities are not included
CHECKLIST EVALUATION						
Total (15 Guidelines)		6	1	8	0	6 guidelines are not applicable, 1 is not met, and 8 are mostly met

APN 072-0570-030

APN	NAME	ADDRESS	CITY	ST	ZIP
072-0570-030	M/M DEVELOPMENT	3590 SUNRISE BL 9	RANCHO CORDOVA	CA	95742
072-0370-009	UNITED STATES OF AMERICA	794 FOLSOM DAM RD	FOLSOM	CA	95630
072-0570-029	COPE GARY G/FRANK D CEMO	1107 INVESTMENT BL 150	EL DORADO HLS	CA	95762
072-0570-029	TENANT	11320 DISMANTLE CT	RANCHO CORDOVA	CA	95742
072-0570-030	TENANT	11301 DISMANTLE CT	RANCHO CORDOVA	CA	95742
072-0570-031	PULL/SAVE DEVELOPMENT	11337 DISMANTLE CT	RANCHO CORDOVA	CA	95742
072-0570-031	TENANT	11355 DISMANTLE CT	RANCHO CORDOVA	CA	95742
072-0570-032	PULL/SAVE DEVELOPMENT	3590 SUNRISE BL 9	RANCHO CORDOVA	CA	95742
072-0570-032	TENANT	11337 DISMANTLE CT	RANCHO CORDOVA	CA	95742
072-0570-033	PULL/SAVE DEVELOPMENT	11337 DISMANTLE CT	RANCHO CORDOVA	CA	95742
072-0570-033	TENANT	11315 DISMANTLE CT	RANCHO CORDOVA	CA	95742
072-0580-013	HOLTZMAN NANCY C/THOMAS W/DARIN D MOORE	3590 SUNRISE BL	RANCHO CORDOVA	CA	95742
072-0580-014	MOORE DARIN D	3486 RECYCLE RD	RANCHO CORDOVA	CA	95742
072-0580-014	TENANT	3486 RECYCLE RD	RANCHO CORDOVA	CA	95742
072-0580-016	COUNTY OF SACRAMENTO	700 H ST	SACRAMENTO	CA	95814
072-2860-003	STONECREEK INDSTL LLC	80 IRON POINT CIR 110	FOLSOM	CA	95630
072-2860-009	CITY OF RANCHO CORDOVA	2729 PROSPECT PARK DR	RANCHO CORDOVA	CA	95670
	MM DEVELOPMENT	3590 SUNRISE BL #9	RANCHO CORDOVA	CA	95742



500 FT. RADIUS MAP

APN 072-0570-030

July 22, 2007

072-0570-030
M/M DEVELOPMENT
3590 SUNRISE BL 9
RANCHO CORDOVA CA 95742

072-0370-009
UNITED STATES OF AMERICA
794 FOLSOM DAM RD
FOLSOM CA 95630

072-0570-029
COPE GARY G/FRANK D CEMO
1107 INVESTMENT BL 150
EL DORADO HLS CA 95762

072-0570-029
TENANT
11320 DISMANTLE CT
RANCHO CORDOVA CA 95742

072-0570-030
TENANT
11301 DISMANTLE CT
RANCHO CORDOVA CA 95742

072-0570-031
PULL/SAVE DEVELOPMENT
11337 DISMANTLE CT
RANCHO CORDOVA CA 95742

072-0570-031
TENANT
11355 DISMANTLE CT
RANCHO CORDOVA CA 95742

072-0570-032
PULL/SAVE DEVELOPMENT
3590 SUNRISE BL 9
RANCHO CORDOVA CA 95742

072-0570-032
TENANT
11337 DISMANTLE CT
RANCHO CORDOVA CA 95742

072-0570-033
PULL/SAVE DEVELOPMENT
11337 DISMANTLE CT
RANCHO CORDOVA CA 95742

072-0570-033
TENANT
11315 DISMANTLE CT
RANCHO CORDOVA CA 95742

072-0580-013
HOLTZMAN NANCY C/THOMAS
W/DARIN D MOORE
3590 SUNRISE BL
RANCHO CORDOVA CA 95742

072-0580-014
MOORE DARIN D
3486 RECYCLE RD
RANCHO CORDOVA CA 95742

072-0580-014
TENANT
3486 RECYCLE RD
RANCHO CORDOVA CA 95742

072-0580-016
COUNTY OF SACRAMENTO
700 H ST
SACRAMENTO CA 95814

072-2860-003
STONECREEK INDSTL LLC
80 IRON POINT CIR 110
FOLSOM CA 95630

072-2860-009
CITY OF RANCHO CORDOVA
2729 PROSPECT PARK DR
RANCHO CORDOVA CA 95670

M/M DEVELOPMENT
3590 SUNRISE BL #9
RANCHO CORDOVA CA 95742

MEMORANDUM



DATE: November 5, 2007
TO: Honorable Mayor and Council Members
FROM: William Campbell, Principal Planner
SUBJECT: MONTELENA DEVELOPMENT AGREEMENT AMENDMENT

PROJECT:	Amendment to the Montelena Development Agreement clarifying that the provisions of the Agreement shall not apply to the wetland preserve.
FILE:	RC-04-132
LOCATION:	The project is bordered by Douglas Road to the north and Jaeger Road to the east. The project is within the SunRidge Specific Plan area.
APN:	067-0030-068
PLANNER:	William Campbell, Principal Planner

STAFF RECOMMENDATION

The Planning Commission recommends the City Council adopt Ordinance No. 25-2007 approving the attached Amendment to the Montelena Development Agreement (Exhibit A).

ANALYSIS

The City and CP Sunridge LLC, "Landowner," entered into a Development Agreement dated April 3, 2006, for the Montelena Project. The development agreement identified the existence of approximately 50 acres of wetland preserve on the property. At the time the agreement was entered into, the wetland preserve had not yet been created as a legally conveyable parcel. The wetland preserve is now legally conveyable and Landowner will be conveying fee title of it to the Sacramento Valley Conservancy, and a conservation easement will be conveyed to the Wildlife Heritage Foundation. Landowner, the Sacramento Valley Conservancy, and the Wildlife Heritage Foundation have asked the City to amend the agreement in order to clarify that the provisions of the Agreement do not apply to the preserve.

This Amendment is intended solely to clarify the intentions of the original Montelena Development Agreement with regards to wetland preserves, and does not deviate from the originally approved Montelena Project in any way.

The Development Agreement and its Amendment are consistent with the objectives, policies, general land uses and programs specified and contained in the City's General Plan and Sunridge Specific Plan in that (a) the land use designation for the Project is Low Density Residential and the proposed projects will create 879 single family lots consistent with that land use, (b) the project is consistent with the fiscal policies of the General Plan and the Sunridge Specific Plan with respect to provisions of infrastructure and public services, and (c) the Development Agreement includes provisions relating to financing public services, construction

and maintenance of public facilities, park development fees and similar provisions set forth in the Sunridge Specific Plan.

The Development Agreement and its Amendment are 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's approval includes the Rezoning of the Property as adopted by the City on March 20, 2006, by City Ordinance No. 09-2006. They are in conformity with public convenience, general welfare and good land use policies. The Project will implement land use guidelines set forth in the Sunridge Specific Plan and the General Plan, which have planned for residential uses at this location.

CONCLUSION

The attached Amendment to the Montelena Development Agreement is intended solely for clarification purposes. The Amendment will clarify that the provisions of the Development Agreement do not apply to the wetland preserve. The Amendment will not change any substantive provisions of the Agreement.

ENVIRONMENTAL ANALYSIS

All environmental impacts have been reviewed and addressed at the time the Project was approved. All recitals and findings of determination in Ordinance No. 10-2006, which adopted the Development Agreement on April 3, 2006, are still accurate and relevant to the Amendment.

FINANCIAL IMPLICATIONS TO CITY

This amendment will not have any financial implication to the City. This is simply a clarification Amendment. There will be no substantive changes to the original Development Agreement.

RECOMMENDED MOTIONS

Move the City Council introduce Ordinance No. 25-2007 for first reading and waive reading of the body of the Ordinance, amending the Montelena Development Agreement, as submitted.

ATTACHMENTS

1. Ordinance No. 25-2007 with attached First Amendment to the Montelena Development Agreement (Exhibit A)
2. 500' Radius Map and Mailing List

CITY OF RANCHO CORDOVA

ORDINANCE NO. 25-2007

AN ORDINANCE OF THE CITY COUNCIL APPROVING AN AMENDMENT
TO THE DEVELOPMENT AGREEMENT FOR MONTELENA

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

Section 1. Recitals

A. In order 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"), authorizing the City, and any person having a legal or equitable interest in the real property, to enter into a development agreement and establish certain development rights in the Property, which is the subject of the development project application.

B. On April 3, 2006, the City and CP Sunridge, LLC ("Landowner") entered into a development agreement ("Agreement") for the Montelena Project ("Project"), which is located south of Douglas Road and west of Jaeger Road within the Sunridge Specific Plan ("Specific Plan"), and designated as Low Density Residential by the General Plan and the Community Plan (hereinafter known as the "Property").

C. Having duly examined and considered the Agreement for the Project and having held properly noticed public hearings, the City adopted Ordinance No. 10-2006 finding that the Agreement satisfied the Government Code §65867.5 requirement of general plan and specific plan consistency.

D. The Agreement identified the existence of approximately fifty (50) acres of wetland preserve on the Property. At the time the Agreement was entered into, the preserve had not yet been created as a legally conveyable parcel. The preserve is now a legally conveyable parcel.

E. The Development Agreement for the Project was not intended to apply to the wetland preserve. Pursuant to Government Code §65868, the City and Landowner now desire to amend the Agreement in order to clarify that the provisions of the Agreement were not intended to apply to any wetland preserve.

F. Landowner will be conveying fee title to the wetland preserve to the Sacramento Valley Conservancy ("Conservancy"), and a conservation easement will be conveyed to the Wildlife Heritage Foundation ("Foundation").

G. The Amendment is intended solely to clarify the intentions of the Agreement with regards to wetland preserves, and does not deviate from the originally approved Project in any way. The Amendment will, therefore, not result in any additional direct physical change in the environment, or any additional reasonably foreseeable indirect physical change in the environment.

H. All environmental impacts have been reviewed and addressed at the time the project was approved. All recitals and findings of determination in Ordinance No. 10-2006, which adopted the Development Agreement, are still accurate and relevant to the Amendment.

I. In 2002, Sacramento County ("County") certified the Final EIR (the "EIR") for Sunridge Specific Plan and Zoning Ordinance for the Project as being adequate and complete. The City also approved a Mitigated Negative Declaration for the Tentative Subdivision Map for the Project on February 21, 2006. Mitigation measures were required in the EIR and Mitigated Negative Declaration and were incorporated into the Project and into the terms and conditions of the Development Agreement.

J. Pursuant to the California Environmental Quality Act, the City performed an Initial Study and issued a Mitigated Negative Declaration for the Project's Tentative Subdivision Map, which concluded that: (a) the Project will not have a significant impact on the environment due to the mitigation measures adopted by the City, and for the following reasons: i) it will not have the potential to degrade the quality of the environment or negatively impact fish or wildlife species, including plants, or damage archaeologically significant resources; ii) it will not result in considerable cumulative impacts on the environment; iii) it will not result in environmental effects that directly or indirectly cause substantial adverse effects on human beings; and iv) the environmental impacts of the project have been reduced to a less than significant level; and (b) that the preparation of an environmental impact report pursuant to the Environmental Quality Act is not required.

K. On October 25, 2007, 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 Amendment.

L. On November 5, 2007, 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.

Section 2. Findings and Determinations

Therefore, on the basis of (a) the foregoing Recitals as incorporated herein, (b) the City of Rancho Cordova's General Plan, (c) the Sunridge Specific Plan, and (d) the City's Mitigated Negative Declaration, and on the basis of the specific conclusions set forth below, the City Council finds and determines that:

A. The Development Agreement and its Amendment are consistent with the objectives, policies, general land uses and programs specified and contained in the City's General Plan and Sunridge Specific Plan in that (a) the land use designation for the Project is Low Density Residential and the proposed projects will create 879 single family lots consistent with that land use, (b) the project is consistent with the fiscal policies of the General Plan and the Sunridge Specific Plan with respect to provisions of infrastructure and public services, and (c) the Development Agreement includes provisions relating to financing public services, construction and maintenance of public facilities, park development fees and similar provisions set forth in the Sunridge Specific Plan.

B. The Development Agreement and its Amendment are 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's approval includes the Rezoning of the Property as adopted by the City on March 20, 2006 by City Ordinance No. 09-2006.

C. The Development Agreement and its Amendment are 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 Sunridge Specific Plan and the General Plan, which have planned for residential uses at this location.

D. The Development Agreement and its Amendment will not be detrimental to the health, safety and general welfare in that the Project will proceed in accordance with the programs and policies of the Sunridge Specific 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 and its Amendment 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 and the Sunridge Specific Plan.

F. The Development Agreement and its Amendment are consistent with and include the substantive elements of Government Code Sections 65864 through 65869.5, and has been processed consistent with all the procedural requirements thereof.

Section 3. Approval

The City Council hereby approves the Amendment to the Project's Development Agreement (**Exhibit A**) and authorizes the City Manager to execute the Amendment.

Section 4. Recordation

Within ten (10) days after the Amendment to the Development Agreement is executed by the City Manager, the City Clerk shall submit the Agreements to the County Recorder for recordation.

Section 5. 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.

ADOPTED THIS ____ day of _____ 2007, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David M. Sander, Mayor

ATTEST:

Anna Olea-Moger, CMC, City Clerk

OFFICIAL BUSINESS
Document entitled to free recording
Government Code Section 6103

RECORDING REQUESTED BY AND
WHEN RECORDED, MAIL TO:

City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670
Attention: _____

(SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE)

**FIRST AMENDMENT TO DEVELOPMENT AGREEMENT BY AND BETWEEN
THE CITY OF RANCHO CORDOVA AND CP SUNRIDGE, LLC RELATIVE TO
MONTELENA**

This First Amendment to Development Agreement ("**Amendment**") is entered into this ____th day of _____ 2007, by and between the CITY OF RANCHO CORDOVA, a municipal corporation ("**City**") and CP SUNRIDGE, LLC, a Delaware Limited Liability Company ("**Landowner**"), who agree as follows:

RECITALS

A. City and Landowner entered into that certain Development Agreement dated April 03, 2006 ("**Agreement**"), recorded on July 18, 2006 in the Office of the Sacramento County Recorder in Book 20060718, Page 0966, Official Records, establishing certain development rights for real property located in the City of Rancho Cordova, California, as more particularly described in the Agreement (the "**Property**").

B. The Agreement identified the existence of approximately 50 acres of wetland preserve on the Property. At the time the Agreement was entered into, the preserve had not yet been created as a legally conveyable parcel. The preserve is now a legally conveyable parcel.

C. Landowner will be conveying fee title to the wetland preserve to the Sacramento Valley Conservancy ("**Conservancy**"), and a conservation easement will be conveyed to the Wildlife Heritage Foundation ("**Foundation**").

D. This Amendment is intended solely to clarify the intentions of the Agreement with regards to wetland preserves and does not deviate from the originally approved Montelena Project ("**Project**") in any way. This Amendment will, therefore, not result in any additional direct physical change in the environment, or any additional reasonably foreseeable indirect physical change in the environment.

E. All environmental impacts have been reviewed and addressed at the time the Project was approved. All recitals and findings of determination in Ordinance 10-2006, which adopted the Development Agreement on April 3, 2006, are still accurate and relevant to the Amendment.

F. In 2002, Sacramento County ("County") certified the Final EIR (the "EIR") for Sunridge Specific Plan and Zoning Ordinance for the Project as being adequate and complete. The City also approved a Mitigated Negative Declaration for the Tentative Subdivision Map for the Project on February 21, 2006. Mitigation measures were required in the EIR and Mitigated Negative Declaration and were incorporated into the Project, and into the terms and conditions of the Development Agreement.

G. Pursuant to the California Environmental Quality Act, the City performed an Initial Study and issued a Mitigated Negative Declaration for the Project's Tentative Subdivision Map, which concluded that: (a) the Project will not have a significant impact on the environment due to the mitigation measures adopted by the City, and for the following reasons: i) it will not have the potential to degrade the quality of the environment or negatively impact fish or wildlife species, including plants, or damage archaeologically significant resources; ii) it will not result in considerable cumulative impacts on the environment; iii) it will not result in environmental effects that directly or indirectly cause substantial adverse effects on human beings; and iv) the environmental impacts of the project have been reduced to a less than significant level; and (b) that the preparation of an environmental impact report pursuant to the Environmental Quality Act is not required.

H. Pursuant to Government Code §65868, City and Landowner now desire to amend the Agreement in order to clarify that the provisions of the Agreement were not intended to apply to any wetland preserve.

NOW, THEREFORE, in consideration of the foregoing recitals and the mutual covenants contained herein, the parties hereby agree to amend the Agreement as follows:

AGREEMENT

1. Wetland Preserve. The provisions of the Agreement shall not apply to the wetland preserve, more particularly described in Exhibit A-1 and Exhibit A-2 attached hereto.

2. Ratification. Except as modified by this Amendment, the Agreement is ratified, affirmed, in full force and effect, and incorporated herein by this reference.

3. Counterparts. This Amendment may be executed in multiple counterparts, each of which shall be deemed an original, but all of which, together, shall constitute one and the same instrument.

(Signature Page to Follow)

IN WITNESS WHEREOF, the City of Rancho Cordova, a municipal corporation, has authorized the execution of this Amendment in duplicate by its City Manager and attested to by its City Clerk under the authority of Ordinance No. __-2007, adopted by the Council of the City on this __th day of _____ 2007, and Landowner has caused this Amendment to be executed.

"CITY"

CITY OF RANCHO CORDOVA,
a municipal corporation

By: _____
Name: _____
Its: _____

ATTEST:

City Clerk

APPROVED AS TO FORM:

Adam U. Lindgren
City Attorney

1010723_4

"LANDOWNER"

CP SUNRIDGE, LLC
a Delaware Limited Liability Company

By: Centex Homes, a Nevada general
partnership
Its: Managing Member

By: Centex Real Estate Corporation, a
Nevada corporation
Its: Managing Partner

By: _____
Name: Douglas A. Pautsch
Title: Division President

By: Pulte Home Corporation, a Michigan
corporation, Its Member

By: _____
Name: Christopher B. Cady
Title: Division President - Sacramento

EXHIBIT LIST

- | | |
|-------------|---|
| Exhibit A-1 | Legal Description of the Wetland Preserve |
| Exhibit A-2 | Plat Map to Accompany Legal Description of the Wetland Preserve |

EXHIBIT A-1

Legal Description of the Wetland Preserve

Being all of the Lands of CP Sunridge, LLC, as described as Resultant Area 1 in that certain Boundary Line Adjustment recorded on March 2, 2007 in Book 20070302, at Page 1440, Official Records of Sacramento County and situate in Fractional Section 8 and the North One-Half of Section 17, Township 8 North, Range 7 East, Mount Diablo Meridian, City of Rancho Cordova, County of Sacramento, State of California, said property being more particularly described as follows:

RESULTANT AREA 1

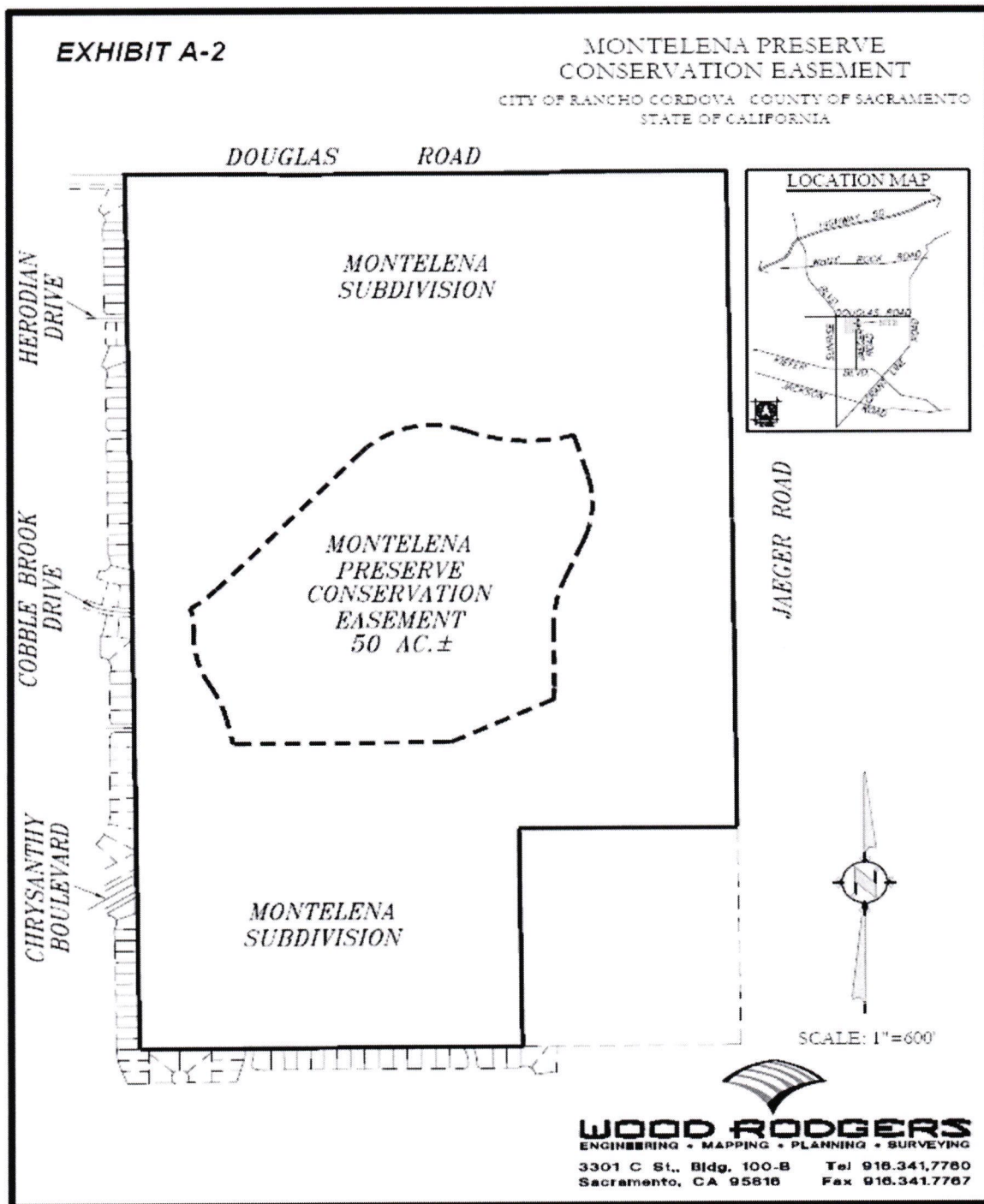
Beginning at a point from which a found three-quarter (3/4) inch iron pipe with plastic plug stamped L.S. 6046 marking the intersection of the centerline of Chrysanthy Boulevard as shown on that certain Final Map entitled "Large Lot Map of Anatolia" filed for record in Book 316 of Maps, at Page 8, Sacramento County Records and the West line of the said Lands of CP Sunridge as described in said Boundary Line Adjustment bears South 32°24'34" West a distance of 821.83 feet; thence from said **POINT OF BEGINNING** for the following sixteen (16) arcs, courses and distances:

1. North 13°34'50" West a distance of 126.25 feet to a point of curvature;
2. 190.71 feet along the arc of a tangent 555.00 foot radius curve to the left through a central angle of 19°41'16" to a point of reverse curvature
3. 282.14 feet along the arc of a tangent 445.00 foot radius curve to the right through a central angle of 36°19'36" to a point of reverse curvature
4. 118.64 feet along the arc of a tangent 305.00 foot radius curve to the left through a central angle of 22°17'16" to a point of cusp;
5. from a radial line which bears South 29°55'33" East, 151.80 feet along the arc of a non-tangent 540.00 foot radius curve to the left through a central angle of 16°06'22";
6. North 43°58'06" East a distance of 949.64 feet to a point of curvature;
7. 519.28 feet along the arc of a tangent 449.00 foot radius curve to the right through a central angle of 66°15'51" to a point of reverse curvature;
8. 509.21 feet along the arc of a tangent 851.00 foot radius curve to the left through a central angle of 34°17'03";
9. South 17°45'26" East a distance of 211.71 feet to a point of curvature;
10. 328.51 feet along the arc of a tangent 445.00 foot radius curve to the right through a central angle of 42°17'51";
11. South 24°32'25" West a distance of 217.66 feet to a point of curvature;
12. 244.82 feet along the arc of a tangent 555.00 foot radius curve to the left through a central angle of 25°16'28";
13. South 00°44'04" East a distance of 302.08 feet to a point of curvature;
14. 58.04 feet along the arc of a tangent 445.00 foot radius curve to the right through a central angle of 07°28'23";
15. South 65°46'11" West a distance of 522.89 feet; and
16. South 89°31'41" West a distance of 993.07 feet to the Point of Beginning.

Containing 50.000 acres of land, more or less.

EXHIBIT A-2

Plat Map to Accompany Legal Description of the Wetland Preserve



OWNER LIST

KEY APN	NAME	ADDRESS	CITY	ST	ZIP
0 07203700700000	AEROJET GENERAL CORPORATION	P O BX 13222	SACRAMENTO	CA	95813
1 06700400160000	CRESLEIGH HOMES CORPORATION	433 CALIFORNIA ST 7TH	SAN FRANCISCO	CA	94104
2 06704401120000	GMAC MODEL HOME FINANCE INC	7204 GLEN FORREST DR 201	RICHMOND	VA	23226
3 06704401130000	GMAC MODEL HOME FINANCE INC	7204 GLEN FORREST DR 201	RICHMOND	VA	23226
4 06704401100000	PINEDA ALIDA/JORGE E	3926 IRON GATE WY	RANCHO CORDOVA	CA	95742
5 06704401100000	PUN CHUNG Y	1026 BALBOA ST	SAN FRANCISCO	CA	94118
6 06704400010000	MARUCA JOSEPH ANTHONY/SUNG WON	3931 RILEY ANTON WY	RANCHO CORDOVA	CA	95742
7 06704400020000	SINGH SUMIT K	3935 RILEY ANTON WY	RANCHO CORDOVA	CA	95742
8 06704400030000	DAHLQUIST LYNISIE NICOLE/BRETT RANDALL/ETAL	3939 RILEY ANTON WY	RANCHO CORDOVA	CA	95742
9 06704400040000	ARELLANO MARIA/DANILO	3943 RILEY ANTON WY	RANCHO CORDOVA	CA	95742
10 06704400050000	SCULLY DAUN ROSE/BARRY S BONDOC	3947 RILEY ANTON WY	RANCHO CORDOVA	CA	95742
11 06704400060000	YORK STERLING	3951 RILEY ANTON WY	RANCHO CORDOVA	CA	95742
12 06704400070000	BERETTA PAUL J	3955 RILEY ANTON WY	RANCHO CORDOVA	CA	95742
13 06704400080000	LAZANEO JAMES/CLAUDIA	3959 RILEY ANTON WY	RANCHO CORDOVA	CA	95742
14 06704400085000	MAK WARREN	3923 IRON GATE WY	RANCHO CORDOVA	CA	95742
15 06704400084000	POPPE ALAN J/LAURIE L	3919 IRON GATE WY	RANCHO CORDOVA	CA	95742
16 06704400083000	DODGE KATHERINE/ESTEBAN SALINAS	3926 RILEY ANTON WY	RANCHO CORDOVA	CA	95742
17 06704400082000	POLEDNIK ALICE/KAREL	3930 RILEY ANTON WY	RANCHO CORDOVA	CA	95742
18 06704400081000	KOVALYOV NINA/DIMITRY	3934 RILEY ANTON WY	RANCHO CORDOVA	CA	95742
19 06704400080000	BREMMER SHANE	3938 RILEY ANTON WY	RANCHO CORDOVA	CA	95742
20 06704400079000	TAMATAM CHANDRA	3942 RILEY ANTON WY	RANCHO CORDOVA	CA	95742
21 06704400078000	NOUFER MARTIN AMICHELE R	3948 RILEY ANTON WY	RANCHO CORDOVA	CA	95742
22 06704400090000	DUMITRU MIHAELA/DANIEL	3963 RILEY ANTON WY	RANCHO CORDOVA	CA	95742
23 06704400100000	NGUYEN CHANH T/NGOC Q	3967 RILEY ANTON WY	RANCHO CORDOVA	CA	95742
24 06704400110000	GALLIPPI MICHAEL J/LEA S	3971 RILEY ANTON WY	RANCHO CORDOVA	CA	95742
25 06704400070000	VASILE MICHAEL V	11861 WHITE RAIN WY	RANCHO CORDOVA	CA	95742
26 06704400071000	MOHAMAD ROSLAN/AISHAH YUSOFF	11865 WHITE RAIN WY	RANCHO CORDOVA	CA	95742
27 06704400072000	ROSE MAUREEN/CHERYL SUTTON/SANDRA	11869 WHITE RAIN WY	RANCHO CORDOVA	CA	95742
28 06704400073000	KRAMER MATTHEW A	11873 WHITE RAIN WY	RANCHO CORDOVA	CA	95742
29 06704400074000	COMPANIA ANTONIO M/JUDITH	11877 WHITE RAIN WY	RANCHO CORDOVA	CA	95742
30 06704400075000	INTON ZOSIMA B/MODESTO L JR	11881 WHITE RAIN WY	RANCHO CORDOVA	CA	95742
31 06704400076000	ZAPANTA MARIBEL/TEODORO	11885 WHITE RAIN WY	RANCHO CORDOVA	CA	95742
32 06704400077000	MANALLUS GLENN A	11889 WHITE RAIN WY	RANCHO CORDOVA	CA	95742
33 06704400078000	DEL NERO SHARON	3975 RILEY ANTON WY	RANCHO CORDOVA	CA	95742
34 06704400130000	WILSON NORMAN A JR/ANISSA SONNENBURG	3979 RILEY ANTON WY	RANCHO CORDOVA	CA	95742
35 06704400140000	ALLEN RUSSELL S/KRISTYN L	3983 RILEY ANTON WY	RANCHO CORDOVA	CA	95742

OWNER LIST

KEY	APN	NAME	ADDRESS	CITY	ST	ZIP
36	06704400570000	LEE MOULIM/AMY E	11860 WHITE RAIN WY	RANCHO CORDOVA	CA	95742
37	06704400560000	HASH WILLIAM L/SHIN S	11864 WHITE RAIN WY	RANCHO CORDOVA	CA	95742
38	06704400550000	TEKI SRINIVASA R/KANAKESWARI	11868 WHITE RAIN WY	RANCHO CORDOVA	CA	95742
39	06704400540000	LINDSAY KAREN	11872 WHITE RAIN WY	RANCHO CORDOVA	CA	95742
40	06704400530000	BELOMYTTSEV ROMAN/NELLI PLESKACH	11876 WHITE RAIN WY	RANCHO CORDOVA	CA	95742
41	06704400520000	JOHNSON ALEXIS BROOKE/RYAN EDWARD PYNE	11880 WHITE RAIN WY	RANCHO CORDOVA	CA	95742
42	06704400510000	LAVALLEE MALIA M/LEIGHANN LILLY	11884 WHITE RAIN WY	RANCHO CORDOVA	CA	95742
43	06704400500000	TAMMANA SURESH K/LAVANYA VANKADARA	11888 WHITE RAIN WY	RANCHO CORDOVA	CA	95742
44	06704400150000	CHALAMCHERLA YEDUKONDALU/RAMESH MUMMANENI	3987 RILEY ANTON WY	RANCHO CORDOVA	CA	95742
45	06704400160000	KARVER LUKE A/CARRIE M	3991 RILEY ANTON WY	RANCHO CORDOVA	CA	95742
46	06704400420000	LEE NANCY/SAM	11859 HERODIAN DR	RANCHO CORDOVA	CA	95742
47	06704400430000	KUO MEIYIN MARISA	11863 HERODIAN DR	RANCHO CORDOVA	CA	95742
48	06704400440000	NGUYEN VIEN HONG/THUY NGOC DANG	11867 HERODIAN DR	RANCHO CORDOVA	CA	95742
49	06704400450000	MONICK EVAN M/STEPHANIE J	11871 HERODIAN DR	RANCHO CORDOVA	CA	95742
50	06704400460000	YANG DANNY	11875 HERODIAN DR	RANCHO CORDOVA	CA	95742
51	06704400470000	PASTORES OSCAR/MARY ANNE O JAVIER	11879 HERODIAN DR	RANCHO CORDOVA	CA	95742
52	06704400480000	LIGAYA ALLAN W/LOLITA M	11883 HERODIAN DR	RANCHO CORDOVA	CA	95742
53	06704400490000	ADAMS JAMES M/SANDRA A	PO BOX 174	BLAIRSDEN-GRAE	CA	96103
54	06704400170000	SWEENEY MICHAEL J/ETHNA ROMERO DE SWEENEY	3995 RILEY ANTON WY	RANCHO CORDOVA	CA	95742
55	06704400180000	JEYARAMAN VENKATARAMAN	3999 RILEY ANTON WY	RANCHO CORDOVA	CA	95742
56	06704400290000	TADKAPALLI MADHAV REDDY	11858 HERODIAN DR	RANCHO CORDOVA	CA	95742
57	06704400280000	LI XIAOJUN	11862 HERODIAN DR	RANCHO CORDOVA	CA	95742
58	06704400270000	LAMONDA TIMOTHY D/PAULA J	11866 HERODIAN DR	RANCHO CORDOVA	CA	95742
59	06704400260000	VO LIEM DUY	11870 HERODIAN DR	RANCHO CORDOVA	CA	95742
60	06704400250000	AGUILAR JOSE M	11874 HERODIAN DR	RANCHO CORDOVA	CA	95742
61	06704400240000	PARK CHOON BAE/JONG M	11878 HERODIAN DR	RANCHO CORDOVA	CA	95742
62	06704400230000	SHORT BARBARA E	11882 HERODIAN DR	RANCHO CORDOVA	CA	95742
63	06704400220000	CALLAHAN FELIPA G/JOHN J	11886 HERODIAN DR	RANCHO CORDOVA	CA	95742
64	06704400210000	SY MENARDO/RACEL	11890 HERODIAN DR	RANCHO CORDOVA	CA	95742
65	06704400200000	BENSEN BRET W/CHRISTINE J	11894 HERODIAN DR	RANCHO CORDOVA	CA	95742
66	06704400190000	RAMIREZ OBDULIA	11898 HERODIAN DR	RANCHO CORDOVA	CA	95742
67	06706600060000	BARI MD Z	4037 ARAGON WY	RANCHO CORDOVA	CA	95742
68	06706600070000	GO WILLIAM/MARIBEL	4041 ARAGON WY	RANCHO CORDOVA	CA	95742
69	06706600080000	SIEBERT JUSTIN	4045 ARAGON WY	RANCHO CORDOVA	CA	95742
70	06706600090000	KEARNEY CELINE M	4049 ARAGON WY	RANCHO CORDOVA	CA	95742
71	06706600100000	MADSEN ROSEMARY C	4053 ARAGON WY	RANCHO CORDOVA	CA	95742

OWNER LIST

KEY APN	NAME	ADDRESS	CITY	ST	ZIP
72	06706600110000 WHITE ANDREW/JESSICA	4057 ARAGON WY	RANCHO CORDOVA	CA	95742
73	06706600120000 HOUSTON MARC A	4061 ARAGON WY	RANCHO CORDOVA	CA	95742
74	06706600130000 BACHILLER MICHAEL/MARK/MERWIN	4065 ARAGON WY	RANCHO CORDOVA	CA	95742
75	06706600140000 LINDEN BRIAN GLEN/JAMBER LYNN	4069 ARAGON WY	RANCHO CORDOVA	CA	95742
76	06706600150000 THAO JANE M/MENG	4073 ARAGON WY	RANCHO CORDOVA	CA	95742
77	06706600780000 BATOCTOY EDWIN	4030 CORATINA WY	RANCHO CORDOVA	CA	95742
78	06706600550000 PARVATANENI RAGHURAM/SRILAKSHMI JAMMULA	4031 CORATINA WY	RANCHO CORDOVA	CA	95742
79	06706600540000 WOODS RIMA/JACOB Y I/KATHRYN J LOEHR	4076 ARAGON WY	RANCHO CORDOVA	CA	95742
80	06706600160000 NGUYEN PHONG D/DIEM M LE	4077 ARAGON WY	RANCHO CORDOVA	CA	95742
81	06706600770000 LO CHAY/SEE	352 ESATTO PL	EL DORADO HILL	CA	95762
82	06706600530000 CARRILLO HUMBERTO ROMO/D VERONICA ROMO	4080 ARAGON WY	RANCHO CORDOVA	CA	95742
83	06706600560000 JOTHINAYAGAM ABRAHAM/HANNAH ABRAHAM	4035 CORATINA WY	RANCHO CORDOVA	CA	95742
84	06706600170000 RINEY DAVID B/KAREN A	4081 ARAGON WY	RANCHO CORDOVA	CA	95742
85	06706600520000 NGUYEN JOANNA N	4084 ARAGON WY	RANCHO CORDOVA	CA	95742
86	06706600570000 CANALES MARVIN ESTRADA/DINORA CORONADO LINDO	4039 CORATINA WY	RANCHO CORDOVA	CA	95742
87	06706600760000 RITCHIE ERIC/ELENA SHARP/MATTHEW INGRAM	4038 CORATINA WY	RANCHO CORDOVA	CA	95742
88	06706600180000 MEAGHER TERESA A	4085 ARAGON WY	RANCHO CORDOVA	CA	95742
89	06706600510000 DETRICK JASON	4088 ARAGON WY	RANCHO CORDOVA	CA	95742
90	06706600580000 ARMES RYAN D	4043 CORATINA WY	RANCHO CORDOVA	CA	95742
91	06706600750000 CAMPBELL MARCUS/CONNIE	4042 CORATINA WY	RANCHO CORDOVA	CA	95742
92	06706600190000 LUNA ANTHONY R/BENJAMIN SINGLETON/TERESA H	4089 ARAGON WY	RANCHO CORDOVA	CA	95742
93	06706600500000 KAUR ROOPINDER/RAVINDER KHANDPUR	4092 ARAGON WY	RANCHO CORDOVA	CA	95742
94	06706600590000 ANTONIO ARLENE N	4047 CORATINA WY	RANCHO CORDOVA	CA	95742
95	06706600740000 MIYATA KRISTINE/KYLE HARRISON	4046 CORATINA WY	RANCHO CORDOVA	CA	95742
96	06706600200000 GROPP ERIK/TERESA	4093 ARAGON WY	RANCHO CORDOVA	CA	95742
97	06706600490000 AGUDELO MIN Y	4096 ARAGON WY	RANCHO CORDOVA	CA	95742
98	06706600600000 ESTES BRADLY J/DANYELL J	4051 CORATINA WY	RANCHO CORDOVA	CA	95742
99	06706600730000 SHAFIK/MAGDOLIN YOUSIF REVOCABLE TRUST	4050 CORATINA WY	RANCHO CORDOVA	CA	95742
100	06706600480000 JANI KUNAL J/URVI SHETH	4100 ARAGON WY	RANCHO CORDOVA	CA	95742
101	06706600610000 VOSS JAMES/JILL	4055 CORATINA WY	RANCHO CORDOVA	CA	95742
102	06706600720000 VELASCO ALFREDO S/CYNTHIA M/NELSON	4054 CORATINA WY	RANCHO CORDOVA	CA	95742
103	06706600210000 DANG THAO C/HUONG T TRINH	4101 ARAGON WY	RANCHO CORDOVA	CA	95742
104	06706600470000 RAHMAN AHMAD	4104 ARAGON WY	RANCHO CORDOVA	CA	95742
105	06706600620000 BADE RAVI	4059 CORATINA WY	RANCHO CORDOVA	CA	95742
106	06706600710000 LIZZUL DAWN MARIE/PAUL F	4058 CORATINA WY	RANCHO CORDOVA	CA	95742
107	06706600220000 CHRISTYNE R JOHNS-MILLS TRUST	4105 ARAGON WY	RANCHO CORDOVA	CA	95742

OWNER LIST

KEY	APN	NAME	ADDRESS	CITY	ST	ZIP
108	06706600460000	HURLEY CHRISTIAN	4108 ARAGON WY	RANCHO CORDOVA	CA	95742
109	06706600630000	NAMBIAR RAJESH R/ASHWINI R	4063 CORATINA WY	RANCHO CORDOVA	CA	95742
110	06706600700000	MEHTA VIKRAM	4062 CORATINA WY	RANCHO CORDOVA	CA	95742
111	06706600230000	SCHIELE PAUL E III/LISA A	4109 ARAGON WY	RANCHO CORDOVA	CA	95742
112	06706600450000	KIM YOUNG HOON/JUNG HYUN	4112 ARAGON WY	RANCHO CORDOVA	CA	95742
113	06706600640000	WOOD JACK/TIFFANY A	4067 CORATINA WY	RANCHO CORDOVA	CA	95742
114	06706600690000	GAYLOR MICHAELA A/JOSHUA F MEISNER	4066 CORATINA WY	RANCHO CORDOVA	CA	95742
115	06706600240000	BADIR JALIL A	4113 ARAGON WY	RANCHO CORDOVA	CA	95742
116	06706600440000	CHAUHAN BHARAT V	4116 ARAGON WY	RANCHO CORDOVA	CA	95742
117	06706600650000	CORDELL ALAN R	4071 CORATINA WY	RANCHO CORDOVA	CA	95742
118	06706600680000	BARKER CHRISTOPHER/JENNIFER	4076 CORATINA WY	RANCHO CORDOVA	CA	95742
119	06706600250000	GUNN BLAKE/LISA	4117 ARAGON WY	RANCHO CORDOVA	CA	95742
120	06706600430000	BRENNAN DARBY	4120 ARAGON WY	RANCHO CORDOVA	CA	95742
121	06706600660000	MOORS JAYDE/JEANNIE	4075 CORATINA WY	RANCHO CORDOVA	CA	95742
122	06706600260000	GARCIA LUZMILA	4121 ARAGON WY	RANCHO CORDOVA	CA	95742
123	06706600670000	SOLIMAN DALIA/WISAM ABDELLATIF	4079 CORATINA WY	RANCHO CORDOVA	CA	95742
124	06706600420000	BARBER ERIC J/GABRIELLA	4124 ARAGON WY	RANCHO CORDOVA	CA	95742
125	06706600890000	SAVEDES NICK S III	4068 KALAMATA WY	RANCHO CORDOVA	CA	95742
126	06706600270000	KIM CATHY C	4125 ARAGON WY	RANCHO CORDOVA	CA	95742
127	06706600410000	GONZALEZ OSCAR D/GONZALEZ GINA GARCIA TC	PO BOX 981206	WEST SACRAMENT	CA	95798
128	06706600280000	LE TAM K/MELISSA	4129 ARAGON WY	RANCHO CORDOVA	CA	95742
129	06706600390000	SANTERELLI JEREMY E	4087 CORATINA WY	RANCHO CORDOVA	CA	95742
130	06706600400000	BRISENO MATTHEW/DEBORAH	4132 ARAGON WY	RANCHO CORDOVA	CA	95742
131	06706600290000	TRAN HONG D	4133 ARAGON WY	RANCHO CORDOVA	CA	95742
132	06706600380000	STREETER LINDA/JESSIE	4091 CORATINA WY	RANCHO CORDOVA	CA	95742
133	06706600370000	MATAM NAVEEN R/SHALINI A KATTA	4086 KALAMATA WY	RANCHO CORDOVA	CA	95742
134	06704700320000	BIALK TRUST	11861 COBBLE BROOK DR	RANCHO CORDOVA	CA	95742
135	06706600300000	POPE GWENDOLYN G	4137 ARAGON WY	RANCHO CORDOVA	CA	95742
136	06706600360000	AMALFITANO LUISA M	4090 KALAMATA WY	RANCHO CORDOVA	CA	95742
137	06706600350000	WIDJAJA EMELDA	4094 KALAMATA WY	RANCHO CORDOVA	CA	95742
138	06704700330000	CONVERSE MARGARET D/W DANIEL	11865 COBBLE BROOK DR	RANCHO CORDOVA	CA	95742
139	06706600310000	WILKINS AMANDA D	4141 ARAGON WY	RANCHO CORDOVA	CA	95742
140	06706600340000	TSE JOSEANNA W/KENG LIM	4098 KALAMATA WY	RANCHO CORDOVA	CA	95742
141	06704700340000	ABUAN GLORIOUS A/LILIBETH F	11869 COBBLE BROOK DR	RANCHO CORDOVA	CA	95742
142	06706600320000	CULLO DAWN/LOUIS	4145 ARAGON CT	RANCHO CORDOVA	CA	95742
143	06704700350000	LAMARCHE PATRICIA ANN	11873 COBBLE BROOK DR	RANCHO CORDOVA	CA	95742

OWNER LIST

KEY APN	NAME	ADDRESS	CITY	ST	ZIP
144 06704700300000	THAO KONG M/SUE	11864 COBBLE BROOK DR	RANCHO CORDOVA	CA	95742
145 06706601070000	FLORES TINA P/RICO LARDIZABAL	4149 ARAGON WY	RANCHO CORDOVA	CA	95742
146 06704700360000	KENDALL WILLIAM K/LYNDA S	11877 COBBLE BROOK DR	RANCHO CORDOVA	CA	95742
147 06704700290000	VASQUEZ JUAN CARLOS/CLAUDIA M	11868 COBBLE BROOK DR	RANCHO CORDOVA	CA	95742
148 06704700370000	SIRUR DEVDUTT M/MONIKA GALCEKOVA	11881 COBBLE BROOK DR	RANCHO CORDOVA	CA	95742
149 06704700380000	SHARP GAY L/RALPH L	11887 COBBLE BROOK DR	RANCHO CORDOVA	CA	95742
150 06704700560000	CLARK KIRT R/JUTE E	11895 COBBLE BROOK DR	RANCHO CORDOVA	CA	95742
151 06704700570000	CIMA ANTHONY M	11899 COBBLE BROOK DR	RANCHO CORDOVA	CA	95742
152 06704700470000	FEENEY TIMOTHY P/DONNA	11874 COBBLE BROOK DR	RANCHO CORDOVA	CA	95742
153 06704700280000	FERRER EDGARDO E/JOEY K	11849 AUTUMN SUNSET WY	RANCHO CORDOVA	CA	95742
154 06704700460000	SHPYRKA NIKOLAY/YELENA	11878 COBBLE BROOK DR	RANCHO CORDOVA	CA	95742
155 06704700450000	MOORE KRISTEN M/MATTHEW	11882 COBBLE BROOK DR	RANCHO CORDOVA	CA	95742
156 06704700480000	CORNET CHRISTIAN/PALOMA	11855 AUTUMN SUNSET WY	RANCHO CORDOVA	CA	95742
157 06704700440000	SINITSA ALEX/LIYA	11886 COBBLE BROOK DR	RANCHO CORDOVA	CA	95742
158 06704700430000	DELGADO MILAGROS V M/EDDY S REYNAGA H	11890 COBBLE BROOK DR	RANCHO CORDOVA	CA	95742
159 06704700490000	LI ZHONGMIN	11859 AUTUMN SUNSET WY	RANCHO CORDOVA	CA	95742
160 06704700420000	JUBURI USAM AL/ALIA AL/OMAR AL	11894 COBBLE BROOK DR	RANCHO CORDOVA	CA	95742
161 06704700410000	LOPEZ APOLINARIA/SALVADOR	11898 COBBLE BROOK DR	RANCHO CORDOVA	CA	95742
162 06704700500000	IMPERIAL RONALD	3565 CRAWDAD CT	UNION CITY	CA	94587
163 06704700510000	RIVERA RAUL/ALLISON L	11867 AUTUMN SUNSET WY	RANCHO CORDOVA	CA	95742
164 06704600460000	SO RICHARD/NANCY	1247 PACIFIC AV	SAN FRANCISCO	CA	94109
165 06704700520000	POLLARD KAREN L	11871 AUTUMN SUNSET WY	RANCHO CORDOVA	CA	95742
166 06704700530000	VALENZUELA LARRY M/DECIMA A	11875 AUTUMN SUNSET WY	RANCHO CORDOVA	CA	95742
167 06704700540000	DE SANTIAGO BALTAZAR/ERIKA	11879 AUTUMN SUNSET WY	RANCHO CORDOVA	CA	95742
168 06704600450000	SOLTESZ CYNTHIA L	11860 AUTUMN SUNSET WY	RANCHO CORDOVA	CA	95742
169 06704700550000	WESTWOOD LINDSEY N/ISAAC C JOERGER	11883 AUTUMN SUNSET WY	RANCHO CORDOVA	CA	95742
170 06704600440000	LE KENNY V/KIMBERLY P NGUYEN	11864 AUTUMN SUNSET WY	RANCHO CORDOVA	CA	95742
171 06704600100000	ANDRES INOCENCIA A	4145 TULIP PARK WY	RANCHO CORDOVA	CA	95742
172 06704600090000	LEE CICELY WHITE	11882 AUTUMN SUNSET WY	RANCHO CORDOVA	CA	95742
173 06704600430000	ADAMS ROBERT	4144 TULIP PARK WY	RANCHO CORDOVA	CA	95742
174 06704600010000	WINSTON WILLIAM H JR/JUDY A	11887 AUTUMN SUNSET WY	RANCHO CORDOVA	CA	95742
175 06704600110000	YEN SHENG N/XIAO Q WU	4149 TULIP PARK WY	RANCHO CORDOVA	CA	95742
176 06704600420000	GONG MUNSON F	4148 TULIP PARK WY	RANCHO CORDOVA	CA	95742
177 06704600080000	SUMPO LEO B/CATHERINE	11886 AUTUMN SUNSET WY	RANCHO CORDOVA	CA	95742
178 06704600020000	IKEKHIDE LAWRENCE	11891 AUTUMN SUNSET WY	RANCHO CORDOVA	CA	95742
179 06704600120000	VILLANUEVA ETHEL L/BERNIE B	4153 TULIP PARK WY	RANCHO CORDOVA	CA	95742

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KEY	APN	NAME	ADDRESS	CITY	ST	ZIP
180	06704600410000	MEJIA FIDEL L/GLORIA C LOPEZ/JESSICA N DASILVA	4152 TULIP PARK WY	RANCHO CORDOVA	CA	95742
181	06704600070000	BACANI ROSALIE M	11890 AUTUMN SUNSET WY	RANCHO CORDOVA	CA	95742
182	06704600030000	DE CASTRO PEARL V	11895 AUTUMN SUNSET WY	RANCHO CORDOVA	CA	95742
183	06700400080000	JAEGER ROAD 530 LLC	7700 COLLEGE TOWN DR 101	SACRAMENTO	CA	95826
184	06704600130000	ROVIRA LEOPOLDO D/LINDSAY M	4157 TULIP PARK WY	RANCHO CORDOVA	CA	95742
185	06704600400000	SIM JIMMY/MARILEN	4156 TULIP PARK WY	RANCHO CORDOVA	CA	95742
186	06704600060000	CHAPIN BILLY M JR/TERRI S	11894 AUTUMN SUNSET WY	RANCHO CORDOVA	CA	95742
187	06704600040000	DELACRUZ DOROTHY C/PACIFIC A	11899 AUTUMN SUNSET WY	RANCHO CORDOVA	CA	95742
188	06704600140000	MERCHANT NICA L	4161 TULIP PARK WY	RANCHO CORDOVA	CA	95742
189	06704600050000	GIRGIS CHRISTINA/ROKEEM OSBY	11898 AUTUMN SUNSET WY	RANCHO CORDOVA	CA	95742
190	06704600150000	NGUYEN JOHN/MARY PHUC	4165 TULIP PARK WY	RANCHO CORDOVA	CA	95742
191	06704600160000	BERANIA WILLIAM S	11856 SPRING WALK WY	RANCHO CORDOVA	CA	95742
192	06704600170000	GUPTA SOURABH/POOJA A	11852 SPRING WALK WY	RANCHO CORDOVA	CA	95742
193	06704800220000	DANG PHONG	4101 F DUBLIN BL 108	DUBLIN	CA	94568
194	06704800230000	LAZO CORAZON/GERMIE SR/GERMIE JR	11908 SLATE FALLS WY	RANCHO CORDOVA	CA	95742
195	06704800080000	CLEMENTS KEITH J/TERESA L	4169 TULIP PARK WY	RANCHO CORDOVA	CA	95742
196	06704800210000	WOO GRACE E/JEFF H	11907 SLATE FALLS WY	RANCHO CORDOVA	CA	95742
197	06704800240000	PHIPPS GLENDA LYN P/KEVIN A	11904 SLATE FALLS WY	RANCHO CORDOVA	CA	95742
198	06704800070000	SINGH GURJEET/DIVJYOT SACHDEV	11853 OPAL RIDGE WY	RANCHO CORDOVA	CA	95742
199	06704800060000	SANCHEZ ALLAN B	11849 OPAL RIDGE WY	RANCHO CORDOVA	CA	95742
200	06704800090000	NUNEZ JODY RAY/CANDACE CARIN	4171 TULIP PARK WY	RANCHO CORDOVA	CA	95742
201	06704800200000	SHEN JUSTINE	11903 SLATE FALLS WY	RANCHO CORDOVA	CA	95742
202	06704800250000	LANTZ TIMOTHY C/REBECCA A	11900 SLATE FALLS WY	RANCHO CORDOVA	CA	95742
203	06704800100000	SALUD EMMYLOU/ALVARO	4175 TULIP PARK WY	RANCHO CORDOVA	CA	95742
204	06704800190000	NGUYEN LONG Q	11897 SLATE FALLS WY	RANCHO CORDOVA	CA	95742
205	06704800260000	KASTEN CHRISTOPHER J/TONYA S	11896 SLATE FALLS WY	RANCHO CORDOVA	CA	95742
206	06704800110000	MANGALINDAN PAOLO E/ALEX/NORA	4179 TULIP PARK WY	RANCHO CORDOVA	CA	95742
207	06704800540000	SUGANOB JESSIE	4178 TULIP PARK WY	RANCHO CORDOVA	CA	95742
208	06704800180000	BLECKER REBECCA D/CHARLES R KNORR	11893 SLATE FALLS WY	RANCHO CORDOVA	CA	95742
209	06704800270000	BARAJAS GRACIELA	11892 SLATE FALLS WY	RANCHO CORDOVA	CA	95742
210	06704800120000	DAGLIA PATRICK S/SUSANNE D	4183 TULIP PARK WY	RANCHO CORDOVA	CA	95742
211	06704800550000	U S BANK NATIONAL ASSOCIATION	PO BOX 18001	MC ADENVILLE	NC	28101
212	06704800170000	GILLEN MATTHEW T/GERALDINE T	11889 SLATE FALLS WY	RANCHO CORDOVA	CA	95742
213	06704800280000	CUA ELOISA S	11888 SLATE FALLS WY	RANCHO CORDOVA	CA	95742
214	06704800130000	ALEKOZAI DAWUD/MARIAM AYUBYAR	4187 TULIP PARK WY	RANCHO CORDOVA	CA	95742
215	06704800560000	ZAKARYAN MIHRAN	4186 TULIP PARK WY	RANCHO CORDOVA	CA	95742

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KEY APN	NAME	ADDRESS	CITY	ST	ZIP
216	06704800160000	ABELLON DION L	11885 SLATE FALLS WY	RANCHO CORDOVA	CA 95742
217	06704800290000	CHUI WING Y	11884 SLATE FALLS WY	RANCHO CORDOVA	CA 95742
218	06704800150000	HESS CAMERON L/DANIELLE L	11875 SLATE FALLS WY	RANCHO CORDOVA	CA 95742
219	06704800570000	PANGILINAN NILDA E/REYNALDO S/PETER/PHILLIP	4190 TULIP PARK WY	RANCHO CORDOVA	CA 95742
220	06704800300000	JUAREZ JOSE V	11880 SLATE FALLS WY	RANCHO CORDOVA	CA 95742
221	06704800140000	CARPIO FAMILY TRUST	11867 SLATE FALLS WY	RANCHO CORDOVA	CA 95742
222	06704800580000	MCTYGUE DENNIS P/MONICA B	4194 TULIP PARK WY	RANCHO CORDOVA	CA 95742
223	06704800310000	MALQUED BERNARDO D JR/MYRNA P	11876 SLATE FALLS WY	RANCHO CORDOVA	CA 95742
224	06704800320000	BANDYOPADHYAY BARUN K/SUNANDA	11872 SLATE FALLS WY	RANCHO CORDOVA	CA 95742
225	06704800590000	KING KIMBERLY/ERIC	4198 TULIP PARK WY	RANCHO CORDOVA	CA 95742
226	06704800380000	BERG BRADLEY J/BARBARA J	11853 SLATE FALLS WY	RANCHO CORDOVA	CA 95742
227	06704800330000	LE TINH THIEN	11868 SLATE FALLS WY	RANCHO CORDOVA	CA 95742
228	06704800600000	LENNAR RENAISSANCE INC	1075 CREEKSIDE RIDGE DR	ROSEVILLE	CA 95678
229	06704800340000	NGUYEN SONG THUY THI	11864 SLATE FALLS WY	RANCHO CORDOVA	CA 95742
230	06704800350000	SURI ANIL/POONAM	11860 SLATE FALLS WY	RANCHO CORDOVA	CA 95742
231	06704800610000	LENNAR RENAISSANCE INC	1075 CREEKSIDE RIDGE DR	ROSEVILLE	CA 95678
232	06704800360000	KANG FAMILY TRUST	PO BOX 3477	SAN RAMON	CA 94583
233	06704800370000	MUGAR BEN A	11852 SLATE FALLS WY	RANCHO CORDOVA	CA 95742
234	06705000520000	GMAC MODEL HOME FINANCE INC	7204 GLEN FORREST DR 201	RICHMOND	VA 23226
235	06705000410000	JENKINS SAMUEL LEE/CONNIE F JENKINS VAUGHAN	4251 SARDONYX CT	RANCHO CORDOVA	CA 95742
236	06704900590000	GMAC MODEL HOME FINANCE INC	7204 GLEN FORREST DR 201	RICHMOND	VA 23226
237	06705000420000	DIBENEDETTO AUSTIN M/AMANDA LYNN	4255 SARDONYX CT	RANCHO CORDOVA	CA 95742
238	06705000400000	PACKER BEATRICE	4256 SARDONYX CT	RANCHO CORDOVA	CA 95742
239	06704900600000	GMAC MODEL HOME FINANCE INC	7204 GLEN FORREST DR 201	RICHMOND	VA 23226
240	06705000430000	YOUN JOON W/HYUN S KIM	4259 SARDONYX CT	RANCHO CORDOVA	CA 95742
241	06705000380000	GREGORY RANDALL B/RENEE A	11879 LARISA WY	RANCHO CORDOVA	CA 95742
242	06705000370000	ARASHIRO STACY	9491 OAK AV	ORANGEVALE	CA 95662
243	06705000390000	MORLEY MATTHEW C/MICHELE M	4262 SARDONYX CT	RANCHO CORDOVA	CA 95742
244	06705000440000	BRADLEY MICHAEL D/MARGARITA	4263 SARDONYX CT	RANCHO CORDOVA	CA 95742
245	06705000360000	ARIOSIA LOURDES ENCILAVICTOR A GALANDE	11871 LARISA WY	RANCHO CORDOVA	CA 95742
246	06705000350000	MARCHANT RICHARD B/EMMA A	11867 LARISA WY	RANCHO CORDOVA	CA 95742
247	06705000450000	PFAFFENBACH GARETT	4267 SARDONYX WY	RANCHO CORDOVA	CA 95742
248	06705000340000	GONZALEZ DANIEL/ROSIE GUZMAN	11863 LARISA WY	RANCHO CORDOVA	CA 95742
249	06705000210000	DELLER JOHN E/ROBIN L SCHWANKE	11886 LARISA WY	RANCHO CORDOVA	CA 95742
250	06705000220000	MCGOVERN PETER J/ANGELI A	11882 LARISA WY	RANCHO CORDOVA	CA 95742
251	06705000460000	SHARMA PANKAJ KUMAR/PUJA K	4271 SARDONYX WY	RANCHO CORDOVA	CA 95742

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KEY	APN	NAME	ADDRESS	CITY	ST	ZIP
252	06705000230000	MILLMAN JOHN TIQUE/JANAE C	11878 LARISA WY	RANCHO CORDOVA	CA	95742
253	06705000240000	SHAW DAVID P/ANDREA N	11859 BLUE TOPAZ WY	RANCHO CORDOVA	CA	95742
254	06705000470000	PAPPULA SRIDHAR R	4275 SARDONYX WY	RANCHO CORDOVA	CA	95742
255	06705000250000	SHENOUDA USAMA/DINA MOUSSA	11870 LARISA WY	RANCHO CORDOVA	CA	95742
256	06705000200000	SALANGSANG BERNABE B/MYLENE	11887 FIRE AGATE WY	RANCHO CORDOVA	CA	95742
257	06705000260000	LOPEZ QUISTIAN MIGUEL FELIPE	11866 LARISA WY	RANCHO CORDOVA	CA	95742
258	06705000190000	CHEN HONG/XIAO WEI	11883 FIRE AGATE WY	RANCHO CORDOVA	CA	95742
259	06705000480000	PANCHAL URVISHKUMAR S	4279 SARDONYX WY	RANCHO CORDOVA	CA	95742
260	06705000270000	NGUYEN ERIC	11862 LARISA WY	RANCHO CORDOVA	CA	95742
261	06705000180000	HUDDLESTON ANDRE SR/VONETTA	11879 FIRE AGATE WY	RANCHO CORDOVA	CA	95742
262	06705000170000	YI JASON	11875 FIRE AGATE WY	RANCHO CORDOVA	CA	95742
263	06705000490000	MORIGUCHI JOEY H/ANDREA J	4283 SARDONYX WY	RANCHO CORDOVA	CA	95742
264	06705000160000	ROBLES JESSIE C/VIRGINIA P/GENE V	11871 FIRE AGATE WY	RANCHO CORDOVA	CA	95742
265	06705000150000	LU SHUHU/ZHENLEI WANG	11867 FIRE AGATE WY	RANCHO CORDOVA	CA	95742
266	06705000500000	PANTALONE SCOTT M/NICOLE M ORSBURN	4287 SARDONYX WY	RANCHO CORDOVA	CA	95742
267	06705000140000	GOETZ BRIAN T/MIDORI N	11863 FIRE AGATE WY	RANCHO CORDOVA	CA	95742
268	06705000100000	MIREA CALIN/MARIANA	11886 FIRE AGATE WY	RANCHO CORDOVA	CA	95742
269	06705000200000	WILLIAM P ROSCOE III TRUST	11882 FIRE AGATE WY	RANCHO CORDOVA	CA	95742
270	06705000510000	SUSAN P WEBB LIVING TRUST	4291 SARDONYX WY	RANCHO CORDOVA	CA	95742
271	06705000300000	RAMOS DENNIS M/MARIBEL A GRAJO	1426 SANTA TERESA DR	PITTSBURG	CA	94565
272	06705000040000	HONG CHESTER H/HYUNNAH	11874 FIRE AGATE WY	RANCHO CORDOVA	CA	95742
273	06705100710000	MCINTOSH CHRISTOPHER G	4295 SARDONYX WY	RANCHO CORDOVA	CA	95742
274	06705000050000	DOMINGUEZ ISRAEL/CELIA	11870 FIRE AGATE WY	RANCHO CORDOVA	CA	95742
275	06705100700000	U S HOME CORPORATION	2366 GOLD MEADOW WY 200	GOLD RIVER	CA	95670
276	06705000060000	WOOD DAVID ALLEN/KIMBERLY JOYCE	11866 FIRE AGATE WY	RANCHO CORDOVA	CA	95742
277	06705100690000	GAMA ABNER/EVANGELINE	11883 BLUE TOPAZ WY	RANCHO CORDOVA	CA	95742
278	06705000070000	MENDOZA LETICIA/LOUIS	11862 FIRE AGATE WY	RANCHO CORDOVA	CA	95742
279	06705100720000	LAMADRID JOHNSON G	4299 SARDONYX WY	RANCHO CORDOVA	CA	95742
280	06705100680000	HUDDLESTON ROYCE/REBECCA	11879 BLUE TOPAZ WY	RANCHO CORDOVA	CA	95742
281	06705100670000	EMAAS EMELINA	11875 BLUE TOPAZ WY	RANCHO CORDOVA	CA	95742
282	06705800140000	THAO TONY	12043 ERATO CIR	RANCHO CORDOVA	CA	95742
283	06705800130000	SANTIAGO JOSE	12039 ERATO CIR	RANCHO CORDOVA	CA	95742
284	06705800120000	VANG BONNIE Y	12035 ERATO CIR	RANCHO CORDOVA	CA	95742
285	06705800110000	MOHAMMED SHAMEEL I	12031 ERATO CIR	RANCHO CORDOVA	CA	95742
286	06705800100000	DEUTSCHE BANK	150 ALLEGHENY CTR	PITTSBURGH	PA	15212
287	06705800090000	BAILEY JOSEPH L	12023 ERATO CIR	RANCHO CORDOVA	CA	95742

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KEY	APN	NAME	ADDRESS	CITY	ST	ZIP
288	06705900080000	LU LEO/KAREN LAU	12017 MANDOLIN WY	RANCHO CORDOVA	CA	95742
289	06705900090000	JTS COMMUNITIES	3434 MARCONI AV	SACRAMENTO	CA	95821
290	06705900100000	JTS COMMUNITIES	3434 MARCONI AV	SACRAMENTO	CA	95821
291	06705900110000	JTS COMMUNITIES	3434 MARCONI AV	SACRAMENTO	CA	95821
292	06705900120000	JTS COMMUNITIES	3434 MARCONI AV	SACRAMENTO	CA	95821
293	06705900130000	KVASHA YANA/SVETLANA PRUGLO	11999 MANDOLIN WY	RANCHO CORDOVA	CA	95742
294	06705900140000	DEZONIA JESSICA/MICHAEL/LARRY/JANET	11995 MANDOLIN WY	RANCHO CORDOVA	CA	95742
295	06705900150000	JTS COMMUNITIES	3434 MARCONI AV	SACRAMENTO	CA	95821
296	06705900160000	JTS COMMUNITIES	3434 MARCONI AV	SACRAMENTO	CA	95821
297	06705900170000	JTS COMMUNITIES	3434 MARCONI AV	SACRAMENTO	CA	95821
298	06705900180000	MALANA DESIREE D/ERICSON D	11979 MANDOLIN WY	RANCHO CORDOVA	CA	95742
299	06705900190000	TRAN ANNE THUY ANH	1590 OAKLAND RD B211	SAN JOSE	CA	95131
300	06705900200000	JTS COMMUNITIES	3434 MARCONI AV	SACRAMENTO	CA	95821
301	06705900210000	MA VAN THI MY/NGA	11492 REFINEMENT RD	RANCHO CORDOVA	CA	95742
302	06705900220000	MA HANH/HONG	11492 REFINEMENT RD	RANCHO CORDOVA	CA	95742
303	06705900230000	CARNEY SUZANNE E	11959 MANDOLIN WY	RANCHO CORDOVA	CA	95742
304	06705900240000	SEARES PURPLE M	11955 MANDOLIN WY	RANCHO CORDOVA	CA	95742
305	06705900250000	JTS COMMUNITIES	3434 MARCONI AV	SACRAMENTO	CA	95821
306	06705900260000	JTS COMMUNITIES	3434 MARCONI AV	SACRAMENTO	CA	95821
307	06705900270000	VOGES TIMOTHY/LAURA	11939 MANDOLIN WY	RANCHO CORDOVA	CA	95742
308	06705100880000	KAPU KUMAR S/MAMATHA KETHIREDDY	4292 SOPHISTRY DR	RANCHO CORDOVA	CA	95742
309	06705100810000	HAMEED ABDUL/SHAILA	4301 FRANCONIA CT	RANCHO CORDOVA	CA	95742
310	06705100800000	LEWIS RICHARD D	4300 FRANCONIA CT	RANCHO CORDOVA	CA	95742
311	06705100730000	BIDDLE CHRISTOPHER K/KIMBERLY	4303 SARDONYX WY	RANCHO CORDOVA	CA	95742
312	06705100660000	ABRAHAM BINU/THOMAS J	11871 BLUE TOPAZ WY	RANCHO CORDOVA	CA	95742
313	06705100820000	MCMAHON DAVE MICHAEL/STACY MARIE	4305 FRANCONIA CT	RANCHO CORDOVA	CA	95742
314	06705100790000	OFERRALL SUSAN J	6350 WITTENHAM WY	ORANGEVALE	CA	95662
315	06705100650000	NICHOLS SEAN	11867 BLUE TOPAZ WY	RANCHO CORDOVA	CA	95742
316	06705100640000	MILLER ARTHUR	11863 BLUE TOPAZ WY	RANCHO CORDOVA	CA	95742
317	06705100870000	HALL SCOTT	4296 SOPHISTRY DR	RANCHO CORDOVA	CA	95742
318	06705100740000	JIMENO RESELITA	4307 SARDONYX WY	RANCHO CORDOVA	CA	95742
319	06705100510000	BARRON JOHN R TRUST	11886 BLUE TOPAZ WY	RANCHO CORDOVA	CA	95742
320	06705100520000	WILFREDO/ELOIDA MORA FAMILY TRUST	4306 SADDLEHORN WY	OCEANSIDE	CA	92057
321	06705800080000	SIEPMANN JON RANDALL	12019 ERATO CIR	RANCHO CORDOVA	CA	95742
322	06705100530000	BISSELL DAVID L/DEBRA A/JOHN/ROBIN	3207 LUYUNG DR	RANCHO CORDOVA	CA	95742
323	06705100860000	CHAURASIA MANEESH	4300 SOPHISTRY DR	RANCHO CORDOVA	CA	95742

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KEY	APN	NAME	ADDRESS	CITY	ST	ZIP
324	06705100750000	KEIM ROMELIA T/TERENCE H	4311 SARDONYX WY	RANCHO CORDOVA	CA	95742
325	06705100540000	CASTRENCE GODWIN PIGAO/MA LIZA ARIADO	11874 BLUE TOPAZ WY	RANCHO CORDOVA	CA	95742
326	06705900070000	JTS COMMUNITIES	3434 MARCONI AV	SACRAMENTO	CA	95821
327	06705900280000	OULREY BRUCE/MICHELE	4301 SOPHISTRY DR	RANCHO CORDOVA	CA	95742
328	06705800440000	AZIZ SHAHEENA	4320 KERKYRA CT	RANCHO CORDOVA	CA	95742
329	06705800450000	TABRA REBECCA J/JOSE L	12014 ERATO CIR	RANCHO CORDOVA	CA	95742
330	06705900370000	LE ASHLEY Y	21511 ALMADEN RD	SAN JOSE	CA	95120
331	06705900380000	NGUYEN CHRIS	4301 HARTLAND WY	RANCHO CORDOVA	CA	95742
332	06705900750000	CAMPBELL CARDIN	4300 HARTLAND WY	RANCHO CORDOVA	CA	95742
333	06705900740000	LAUREL MARICAR M/EDSEL M	2645 FAUTT CT	STOCKTON	CA	95212
334	06705900690000	SLIVINSKIY AVENIR/LILIYA	11982 MANDOLIN WY	RANCHO CORDOVA	CA	95742
335	06705900680000	JTS COMMUNITIES	3434 MARCONI AV	SACRAMENTO	CA	95821
336	06705900670000	JTS COMMUNITIES	3434 MARCONI AV	SACRAMENTO	CA	95821
337	06705900660000	SALDAJENO JESSE/TARA D	224 MARIPOSA AV	DALY CITY	CA	94015
338	06705900650000	JTS COMMUNITIES	3434 MARCONI AV	SACRAMENTO	CA	95821
339	06705900640000	JTS COMMUNITIES	3434 MARCONI AV	SACRAMENTO	CA	95821
340	06705900630000	TRAN MY P/NGOC DIEP TRUONG T	3550 WAXWING WY	ANTIOCH	CA	94509
341	06705900620000	NGO TACH HAO	482 CURIE DR	SAN JOSE	CA	95123
342	06705100500000	JOHN/KAREN MCCONNELL FAMILY TRUST	1116 OLD MILL LN	SANTA MARIA	CA	93455
343	06705100550000	GRUSZKA JERZY/IRENA	9201 VANCOUVER DR NE	LACEY	WA	98516
344	06705800070000	VASQUEZ SERGIO M/LOURDES P	12015 ERATO CIR	RANCHO CORDOVA	CA	95742
345	06705100850000	DELA PAZ LENNIE RAMIREZ/LIBERTAD GARCIA	1499 LAREDO CT	BONITA	CA	91902
346	06705100840000	CAPIZZANO JASON	11925 RUBILITE WY	RANCHO CORDOVA	CA	95742
347	06705100830000	EDWARDS BRANDON J/MICHELLE L HLADIK	11921 RUBILITE WY	RANCHO CORDOVA	CA	95742
348	06705100780000	HAIDER MOHAMMAD S	11909 RUBILITE WY	RANCHO CORDOVA	CA	95742
349	06705100770000	VARGAS JOSE	11905 RUBILITE WY	RANCHO CORDOVA	CA	95742
350	06705100760000	KRUEGER JOHN/CINDY	11901 RUBILITE WY	RANCHO CORDOVA	CA	95742
351	06705100560000	KULKARNI SUCHITRA A/PREETESH MAHENDRA	11866 BLUE TOPAZ WY	RANCHO CORDOVA	CA	95742
352	06705100490000	HSBC MORTGAGE SERVICES INC	931 CORPORATE CENTER DR	POMONA	CA	91768
353	06705900060000	JTS COMMUNITIES	3434 MARCONI AV	SACRAMENTO	CA	95821
354	06705100480000	MANONGDO ALBERTO E/LUZ E/ANICETO E	11883 RUBILITE WY	RANCHO CORDOVA	CA	95742
355	06705800430000	DELOSSANTOS VICTOR	4324 KERKYRA CT	RANCHO CORDOVA	CA	95742
356	06705800460000	VANG GEE/XA YANG	12010 ERATO CIR	RANCHO CORDOVA	CA	95742
357	06705900610000	ANDAYA LOLITA	3573 ESTATE VIEW CT	SAN JOSE	CA	95148
358	06705900940000	CABANILLA AMELITA	4305 SOPHISTRY DR	RANCHO CORDOVA	CA	95742
359	06705900360000	OLARTE RODRIGO O/DIONICIA A	12024 MANDOLIN WY	RANCHO CORDOVA	CA	95742

OWNER LIST

KEY APN	NAME	ADDRESS	CITY	ST	ZIP
360 06705900390000	JTS COMMUNITIES	3434 MARCONI AV	SACRAMENTO	CA	95821
361 06705900760000	JTS COMMUNITIES	3434 MARCONI AV	SACRAMENTO	CA	95821
362 06705900730000	WELLS FARGO BANK	3476 STATEVIEW BL	FORT MILL	SC	29715
363 06705800060000	TACADENA MARY ANN	12011 ERATO CIR	RANCHO CORDOVA	CA	95742
364 06705100470000	LUONG MELISSA/BAT A HOANG	11879 RUBILITE WY	RANCHO CORDOVA	CA	95742
365 06705100460000	WEBER KEVIN/STACY	11875 RUBILITE WY	RANCHO CORDOVA	CA	95742
366 06705900700000	JTS COMMUNITIES	3434 MARCONI AV	SACRAMENTO	CA	95821
367 06705900850000	CORTEZ EDGARDO S/IRMA C	4325 STIZZO CT	RANCHO CORDOVA	CA	95742
368 06705900860000	WELLS FARGO BANK	3476 STTW BL 7801013	FORT MILL	SC	29715
369 06705900870000	TANG CHUNG JENG	4324 STIZZO CT	RANCHO CORDOVA	CA	95742
370 06705900930000	NAONG PATRICK	679 PAGE ST	SAN FRANCISCO	CA	94117
371 06705900050000	YEMCHUK VADIM	12029 MANDOLIN WY	RANCHO CORDOVA	CA	95742
372 06705800420000	KIRTH DAVE J	4328 KERKYRA CT	RANCHO CORDOVA	CA	95742
373 06705800470000	CHERNAK CHARLOTTE A/GREG P	12006 ERATO CIR	RANCHO CORDOVA	CA	95742
374 06705100450000	FORTES PAUL/ERLINDA/CHRISTOPHER R UCLARAY	11871 RUBILITE WY	RANCHO CORDOVA	CA	95742
375 06705900720000	LEU KEVIN	2202 SHEFFIELD RIDGE CT	SAN JOSE	CA	95138
376 06705800050000	MORALES GALILEO M	12007 ERATO CIR	RANCHO CORDOVA	CA	95742
377 06705900950000	RUIZ GILBERT JR/IRENE C	4311 SOPHISTRY DR	RANCHO CORDOVA	CA	95742
378 06705900350000	VISITACION EVERARD D	19 QUESTA CT	SACRAMENTO	CA	95833
379 06705900400000	OLIVIERI BEATRICE	4309 HARTLAND WY	RANCHO CORDOVA	CA	95742
380 06705900770000	BARRIE AMADU/FANTA	4308 HARTLAND WY	RANCHO CORDOVA	CA	95742
381 06705900600000	BROWN JAMES E JR/PAI CHUN L/MIHOKO	4308 ACCORDION WY	RANCHO CORDOVA	CA	95742
382 06705900710000	FARINA BIGNESS CARRIE A/EDDIE L BIGNESS JR	4318 CADEE CT	RANCHO CORDOVA	CA	95742
383 06705100210000	BUGARIN BRENT D/EVENGELINE C/PAUL A	11928 RUBILITE WY	RANCHO CORDOVA	CA	95742
384 06705100220000	BAE MYUNG H	11924 RUBILITE WY	RANCHO CORDOVA	CA	95742
385 06705100230000	VALLESPIN RENE D/JOCELYN S	11920 RUBILITE WY	RANCHO CORDOVA	CA	95742
386 06705100240000	KHIRBASH SADIK	11916 RUBILITE WY	RANCHO CORDOVA	CA	95742
387 06705100250000	KWON SUNA C	11912 RUBILITE WY	RANCHO CORDOVA	CA	95742
388 06705100260000	POWERS MEGAN/ELIAS L DUNN	11908 RUBILITE WY	RANCHO CORDOVA	CA	95742
389 06705100270000	ALVEY NANCY LYNNE/THOMAS MARTIN	11904 RUBILITE WY	RANCHO CORDOVA	CA	95742
390 06705100280000	BOWMAN KEVIN/KRISTINE D	11900 RUBILITE WY	RANCHO CORDOVA	CA	95742
391 06705100290000	JAWADI WAHEED/BUSHRA	11890 RUBILITE WY	RANCHO CORDOVA	CA	95742
392 06705900040000	GAMATERO CALHOUN	12033 MANDOLIN WY	RANCHO CORDOVA	CA	95742
393 06705900920000	NGUYEN JOHNNY	4313 ACCORDION WY	RANCHO CORDOVA	CA	95742
394 06705800480000	DELMAR LUCY G	12002 ERATO CIR	RANCHO CORDOVA	CA	95742
395 06705800040000	VEZIA DYONNE E	12003 ERATO CIR	RANCHO CORDOVA	CA	95742

OWNER LIST

KEY APN	NAME	ADDRESS	CITY	ST	ZIP
396	06705100300000 KAU SURINDAR/LAKHIBIR P SAINI	11886 RUBILITE WY	RANCHO CORDOVA	CA	95742
397	06705900960000 GUPTA MANISHA	4535 LICK MILL BL	SANTA CLARA	CA	95054
398	06705900590000 VIDES WALTER/MACEDONIA	160 ROUNDTABLE DR	SAN JOSE	CA	95111
399	06705900340000 EKE VICTOR	12032 MANDOLIN WY	RANCHO CORDOVA	CA	95742
400	06705900410000 GAMMON RUSSELL D/CARMEN D	4313 HARTLAND WY	RANCHO CORDOVA	CA	95742
401	06705900780000 DUCKWORTH CHRISTOPHER	4318 HARTLAND WY	RANCHO CORDOVA	CA	95742
402	06705100310000 TANG EDWARD H	11882 RUBILITE WY	RANCHO CORDOVA	CA	95742
403	06705900840000 RODRIGUEZ JOSE A/CARMEN	4088 NORMAN CT	VACAVILLE	CA	95688
404	06705900030000 JTS COMMUNITIES	3434 MARCONI AV	SACRAMENTO	CA	95821
405	06705900910000 JTS COMMUNITIES	3434 MARCONI AV	SACRAMENTO	CA	95821
406	06705900880000 SISAY ANNE	446 LIGHHOUSE DR	VALLEJO	CA	94590
407	06705800490000 MUNDEN BRIAN R	11998 ERATO CIR	RANCHO CORDOVA	CA	95742
408	06705800030000 THAO TONY/KAITLYN	11999 ERATO CIR	RANCHO CORDOVA	CA	95742
409	06705100320000 JOSE/EMELITA JAMIAS 2006 LIVING TRUST	PO BOX 2244	DALY CITY	CA	94015
410	06705900790000 DOYLE SHEARLINEA M/SHARON A JACKSON	4326 HARTLAND WY	RANCHO CORDOVA	CA	95742
411	06705900970000 PADILLA FRANCISCO	4319 SOPHISTRY DR	RANCHO CORDOVA	CA	95742
412	06705900420000 ZHANG LIJIA/YONGLI CAO	4317 HARTLAND WY	RANCHO CORDOVA	CA	95742
413	06705900580000 NGUYEN TAM ANH/NGOC CHAU DANG	4316 ACCORDIAN WY	RANCHO CORDOVA	CA	95742
414	06705900800000 HERNANDEZ JUANA OBDULIA	1740 FAIRVIEW AV	BRENTWOOD	CA	94513
415	06705900810000 THI DIEUHANH	4340 HARTLAND WY	RANCHO CORDOVA	CA	95742
416	06705900820000 JTS COMMUNITIES	3434 MARCONI AV	SACRAMENTO	CA	95821
417	06705900330000 JTS COMMUNITIES	3434 MARCONI AV	SACRAMENTO	CA	95821
418	06705100190000 HEER MANMOHAN S/DALVIR K	11863 APPOLON DR	RANCHO CORDOVA	CA	95742
419	06705100890000 DENNA MARVIN W/MARIE D	11899 APPOLON DR	RANCHO CORDOVA	CA	95742
420	06705100900000 ZHANG LEI/WEI LU	20137 MILJEVICH DR	SARATOGA	CA	95070
421	06705100910000 MALEK SYED/FOWZIA	11891 APPOLON DR	RANCHO CORDOVA	CA	95742
422	06705100920000 KIEFFER ROJAS JENNIFER/GENE ROJAS	11887 APPOLON DR	RANCHO CORDOVA	CA	95742
423	06705100930000 WISA LORIS N/YOUSEF R YOUSEF	11883 APPOLON DR	RANCHO CORDOVA	CA	95742
424	06705100940000 SAMARETA SALVE/NELLY	11879 APPOLON DR	RANCHO CORDOVA	CA	95742
425	06705100950000 KANG EUN J/ROBERT H	11875 APPOLON DR	RANCHO CORDOVA	CA	95742
426	06705100200000 YAMADA DAISUKE	11871 APPOLON DR	RANCHO CORDOVA	CA	95742
427	06705900020000 JTS COMMUNITIES	3434 MARCONI AV	SACRAMENTO	CA	95821
428	06705800020000 KHAN NASEER U	11995 ERATO CIR	RANCHO CORDOVA	CA	95742
429	06705900900000 SHIPMAN WAYNE C/PAULA J	4321 ACCORDIAN WY	RANCHO CORDOVA	CA	95742
430	06705900890000 MIN SEANNY/EAM B EA	4332 STIZZO CT	RANCHO CORDOVA	CA	95742
431	06705100960000 SISNEROZ EMILY	3475 DEER CREEK RD	PALO ALTO	CA	94304

OWNER LIST

KEY	APN	NAME	ADDRESS	CITY	ST	ZIP
432	06705900830000	CHU ALICE YWILLIAM T	4333 STIZZO CT	RANCHO CORDOVA	CA	95742
433	06705900430000	SENGSOUVANH VIXIANE	PO BOX 1451	RANCHO MURIETA	CA	95683
434	06705900980000	JTS COMMUNITIES	3434 MARCONI AV	SACRAMENTO	CA	95821
435	06705900570000	JTS COMMUNITIES	3434 MARCONI AV	SACRAMENTO	CA	95821
436	06705900320000	LUKITSKIY SERGEY/NATALIE SLIVINSKAYA	12040 MANDOLIN WY	RANCHO CORDOVA	CA	95742
437	06705900440000	CONSTANTINE RYAN C/LAURA	4325 HARTLAND WY	RANCHO CORDOVA	CA	95742
438	06700300630000	SUNRIDGE ANATOLLA LLC	7700 COLLEGE TOWN DR 10	SACRAMENTO	CA	95826

0 06703700700000
AEROJET GENERAL CORPORATION
P O BX 13222
SACRAMENTO CA 95813

1 06700400160000
CRESLEIGH HOMES CORPORATION
433 CALIFORNIA ST 7TH
SAN FRANCISCO CA 94104

2 06704401120000
GMAC MODEL HOME FINANCE INC
7204 GLEN FORREST DR 201
RICHMOND VA 23226

3 06704401130000
GMAC MODEL HOME FINANCE INC
7204 GLEN FORREST DR 201
RICHMOND VA 23226

4 06704401100000
PINEDA ALIDA/JORGE E
3926 IRON GATE WY
RANCHO CORDOVA CA 95742

5 06704401110000
PUN CHUNG Y
1026 BALBOA ST
SAN FRANCISCO CA 94118

6 06704400010000
MARUCA JOSEPH ANTHONY/SUNG
WON
3931 RILEY ANTON WY
RANCHO CORDOVA CA 95742

7 06704400020000
SINGH SUMIT K
3935 RILEY ANTON WY
RANCHO CORDOVA CA 95742

8 06704400030000
DAHLQUIST LYSIE NICOLE/BRETT
RANDALL/ETAL
3939 RILEY ANTON WY
RANCHO CORDOVA CA 95742

9 06704400040000
ARELLANO MARIA/DANILO
3943 RILEY ANTON WY
RANCHO CORDOVA CA 95742

10 06704400050000
SCULLY DAUN ROSE/BARRY S
BONDOC
3947 RILEY ANTON WY
RANCHO CORDOVA CA 95742

11 06704400060000
YORK STERLING
3951 RILEY ANTON WY
RANCHO CORDOVA CA 95742

12 06704400070000
BERETTA PAUL J
3955 RILEY ANTON WY
RANCHO CORDOVA CA 95742

13 06704400080000
LAZANEO JAMES/CLAUDIA
3959 RILEY ANTON WY
RANCHO CORDOVA CA 95742

14 067044000850000
MAK WARREN
3923 IRON GATE WY
RANCHO CORDOVA CA 95742

15 06704400840000
POPPE ALAN J/LAURIE L
3919 IRON GATE WY
RANCHO CORDOVA CA 95742

16 06704400830000
DODGE KATHERINE/ESTEBAN
SALINAS
3926 RILEY ANTON WY
RANCHO CORDOVA CA 95742

17 06704400820000
POLEDNIK ALICE/KAREL
3930 RILEY ANTON WY
RANCHO CORDOVA CA 95742

18 06704400810000
KOVALYOV NINA/DIMITRY
3934 RILEY ANTON WY
RANCHO CORDOVA CA 95742

19 06704400800000
BREMNER SHANE
3938 RILEY ANTON WY
RANCHO CORDOVA CA 95742

20 06704400790000
TAMATAM CHANDRA
3942 RILEY ANTON WY
RANCHO CORDOVA CA 95742

21 06704400780000
NOUFER MARTIN A/MICHELE R
3948 RILEY ANTON WY
RANCHO CORDOVA CA 95742

22 06704400090000
DUMITRU MIHAELA/DANIEL
3963 RILEY ANTON WY
RANCHO CORDOVA CA 95742

23 06704400100000
NGUYEN CHANH T/NGOC Q
3967 RILEY ANTON WY
RANCHO CORDOVA CA 95742

24 06704400110000
GALLIPPI MICHAEL J/LEA S
3971 RILEY ANTON WY
RANCHO CORDOVA CA 95742

25 06704400700000
VASILE MICHAEL V
11861 WHITE RAIN WY
RANCHO CORDOVA CA 95742

26 06704400710000
MOHAMAD ROSLAN/AISHAH YUSOFF
11865 WHITE RAIN WY
RANCHO CORDOVA CA 95742

27 06704400720000
ROSE MAUREEN/CHERYL
SUTTON/SANDRA
11869 WHITE RAIN WY
RANCHO CORDOVA CA 95742

28 06704400730000
KRAMER MATTHEW A
11873 WHITE RAIN WY
RANCHO CORDOVA CA 95742

29 06704400740000
COMPANIA ANTONIO M/JUDITH
11877 WHITE RAIN WY
RANCHO CORDOVA CA 95742



30 06704400750000
INTON ZOSIMA B/MODESTO L JR
11881 WHITE RAIN WY
RANCHO CORDOVA CA 95742

33 06704400120000
DEL NERO SHARON
3975 RILEY ANTON WY
RANCHO CORDOVA CA 95742

36 06704400570000
LEE MOULIM/AMY E
11860 WHITE RAIN WY
RANCHO CORDOVA CA 95742

39 06704400540000
LINDSAY KAREN
11872 WHITE RAIN WY
RANCHO CORDOVA CA 95742

42 06704400510000
LAVALLEE MALIA M/LEIGHANN
LILLY
11884 WHITE RAIN WY
RANCHO CORDOVA CA 95742

45 06704400160000
KARVER LUKE A/CARRIE M
3991 RILEY ANTON WY
RANCHO CORDOVA CA 95742

48 06704400440000
NGUYEN VIEN HONG/THUY NGOC
DANG
11867 HERODIAN DR
RANCHO CORDOVA CA 95742

51 06704400470000
PASTORES OSCAR/MARY ANNE O
JAVIER
11879 HERODIAN DR
RANCHO CORDOVA CA 95742

54 06704400170000
SWEENEY MICHAEL J/ETHNA
ROMERO DE SWEENEY
3995 RILEY ANTON WY
RANCHO CORDOVA CA 95742

57 06704400280000
LI XIAOJUN
11862 HERODIAN DR
RANCHO CORDOVA CA 95742

31 06704400760000
ZAPANTA MARIBEL/TEODORO
11885 WHITE RAIN WY
RANCHO CORDOVA CA 95742

34 06704400130000
WILSON NORMAN A JR/ANISSA
SONNENBURG
3979 RILEY ANTON WY
RANCHO CORDOVA CA 95742

37 06704400560000
HASH WILLIAM L/SHIN S
11864 WHITE RAIN WY
RANCHO CORDOVA CA 95742

40 06704400530000
BELOMYTTSEV ROMAN/NELLI
PLESKACH
11876 WHITE RAIN WY
RANCHO CORDOVA CA 95742

43 06704400500000
TAMMANA SURESH K/LAVANYA
VANKADARA
11888 WHITE RAIN WY
RANCHO CORDOVA CA 95742

46 06704400420000
LEE NANCY/SAM
11859 HERODIAN DR
RANCHO CORDOVA CA 95742

49 06704400450000
MONICK EVAN M/STEPHANIE J
11871 HERODIAN DR
RANCHO CORDOVA CA 95742

52 06704400480000
LIGAYA ALLAN W/LOLITA M
11883 HERODIAN DR
RANCHO CORDOVA CA 95742

55 06704400180000
JEYARAMAN VENKATARAMAN
3999 RILEY ANTON WY
RANCHO CORDOVA CA 95742

58 06704400270000
LAMONDA TIMOTHY D/PAULA J
11866 HERODIAN DR
RANCHO CORDOVA CA 95742

32 06704400770000
MANALUS GLENN A
11889 WHITE RAIN WY
RANCHO CORDOVA CA 95742

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ALLEN RUSSELL S/KRISTYN L
3983 RILEY ANTON WY
RANCHO CORDOVA CA 95742

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TEKI SRINIVASA R/KANAKESWARI
11868 WHITE RAIN WY
RANCHO CORDOVA CA 95742

41 06704400520000
JOHNSON ALEXIS BROOKE/RYAN
EDWARD PYNE
11880 WHITE RAIN WY
RANCHO CORDOVA CA 95742

44 06704400150000
CHALAMCHERLA
YEDUKONDALU/RAMESH
MUMMANENI
3987 RILEY ANTON WY
RANCHO CORDOVA CA 95742

47 06704400430000
KUO MEIYIN MARISA
11863 HERODIAN DR
RANCHO CORDOVA CA 95742

50 06704400460000
YANG DANNY
11875 HERODIAN DR
RANCHO CORDOVA CA 95742

53 06704400490000
ADAMS JAMES M/SANDRA A
PO BOX 174
BLAIRSDEN-GRAE CA 96103

56 06704400290000
TADKAPALLI MADHAV REDDY
11858 HERODIAN DR
RANCHO CORDOVA CA 95742

59 06704400260000
VO LIEM DUY
11870 HERODIAN DR
RANCHO CORDOVA CA 95742



60 06704400250000
AGUILAR JOSE M
11874 HERODIAN DR
RANCHO CORDOVA CA 95742

63 06704400220000
CALLAHAN FELIPA G/JOHN J
11886 HERODIAN DR
RANCHO CORDOVA CA 95742

66 06704400190000
RAMIREZ OBDULIA
11898 HERODIAN DR
RANCHO CORDOVA CA 95742

69 06706600080000
SIEBERT JUSTIN
4045 ARAGON WY
RANCHO CORDOVA CA 95742

72 06706600110000
WHITE ANDREW/JESSICA
4057 ARAGON WY
RANCHO CORDOVA CA 95742

75 06706600140000
LINDEN BRIAN GLEN/AMBER LYNN
4069 ARAGON WY
RANCHO CORDOVA CA 95742

78 06706600550000
PARVATANENI
RAGHURAM/SRILAKSHMI JAMMULA
4031 CORATINA WY
RANCHO CORDOVA CA 95742

81 06706600770000
LO CHAY/SEE
352 ESATTO PL
EL DORADO HILL CA 95762

84 06706600170000
RINEY DAVID B/KAREN A
4081 ARAGON WY
RANCHO CORDOVA CA 95742

87 06706600760000
RITCHIE ERIC/ELENA
SHARP/MATTHEW INGRAM
4038 CORATINA WY
RANCHO CORDOVA CA 95742

61 06704400240000
PARK CHOON BAE/JONG M
11878 HERODIAN DR
RANCHO CORDOVA CA 95742

64 06704400210000
SY MENARDO/RACEL
11890 HERODIAN DR
RANCHO CORDOVA CA 95742

67 06706600060000
BARI MD Z
4037 ARAGON WY
RANCHO CORDOVA CA 95742

70 06706600090000
KEARNEY CELINE M
4049 ARAGON WY
RANCHO CORDOVA CA 95742

73 06706600120000
HOUSTON MARC A
4061 ARAGON WY
RANCHO CORDOVA CA 95742

76 06706600150000
THAO JANE M/MENG
4073 ARAGON WY
RANCHO CORDOVA CA 95742

79 06706600540000
WOODS RIMA/JACOBY I/KATHRYN J
LOEHR
4076 ARAGON WY
RANCHO CORDOVA CA 95742

82 06706600530000
CARRILLO HUMBERTO ROMO/D
VERONICA ROMO
4080 ARAGON WY
RANCHO CORDOVA CA 95742

85 06706600520000
NGUYEN JOANNA N
4084 ARAGON WY
RANCHO CORDOVA CA 95742

88 06706600180000
MEAGHER TERESA A
4085 ARAGON WY
RANCHO CORDOVA CA 95742

62 06704400230000
SHORT BARBARA E
11882 HERODIAN DR
RANCHO CORDOVA CA 95742

65 06704400200000
BENSEN BRET W/CHRISTINE J
11894 HERODIAN DR
RANCHO CORDOVA CA 95742

68 06706600070000
GO WILLIAM/MARIBEL
4041 ARAGON WY
RANCHO CORDOVA CA 95742

71 06706600100000
MADSEN ROSEMARY C
4053 ARAGON WY
RANCHO CORDOVA CA 95742

74 06706600130000
BACHILLER
MICHAEL/MARK/MERWIN
4065 ARAGON WY
RANCHO CORDOVA CA 95742

77 06706600780000
BATOCTOY EDWIN
4030 CORATINA WY
RANCHO CORDOVA CA 95742

80 06706600160000
NGUYEN PHONG D/DIEM M LE
4077 ARAGON WY
RANCHO CORDOVA CA 95742

83 06706600560000
JOTHINAYAGAM
ABRAHAM/HANNAH ABRAHAM
4035 CORATINA WY
RANCHO CORDOVA CA 95742

86 06706600570000
CANALES MARVIN
ESTRADA/DINORA CORONADO
LINDO
4039 CORATINA WY
RANCHO CORDOVA CA 95742

89 06706600510000
DETRICK JASON
4088 ARAGON WY
RANCHO CORDOVA CA 95742



90 06706600580000
ARMES RYAN D
4043 CORATINA WY
RANCHO CORDOVA CA 95742

93 06706600500000
KAUR ROOPINDER/RAVINDER
KHANDPUR
4092 ARAGON WY
RANCHO CORDOVA CA 95742

96 06706600200000
GROPP ERIK/THERESA
4093 ARAGON WY
RANCHO CORDOVA CA 95742

99 06706600730000
SHAFIK/MAGDOLIN YOUSIF
REVOCABLE TRUST
4050 CORATINA WY
RANCHO CORDOVA CA 95742

102 06706600720000
VELASCO ALFREDO S/CYNTHIA
M/NELSON
4054 CORATINA WY
RANCHO CORDOVA CA 95742

105 06706600620000
BADE RAVI
4059 CORATINA WY
RANCHO CORDOVA CA 95742

108 06706600460000
HURLEY CHRISTIAN
4108 ARAGON WY
RANCHO CORDOVA CA 95742

111 06706600230000
SCHIELE PAUL E II/LISA A
4109 ARAGON WY
RANCHO CORDOVA CA 95742

114 06706600690000
GAYLOR MICHAILA A/JOSHUA F
MEISNER
4066 CORATINA WY
RANCHO CORDOVA CA 95742

117 06706600650000
CORDELL ALAN R
4071 CORATINA WY
RANCHO CORDOVA CA 95742

91 06706600750000
CAMPBELL MARCUS/CONNIE
4042 CORATINA WY
RANCHO CORDOVA CA 95742

94 06706600590000
ANTONIO ARLENE N
4047 CORATINA WY
RANCHO CORDOVA CA 95742

97 06706600490000
AGUDELO MIN Y
4096 ARAGON WY
RANCHO CORDOVA CA 95742

100 06706600480000
JANI KUNAL J/URVI SHETH
4100 ARAGON WY
RANCHO CORDOVA CA 95742

103 06706600210000
DANG THAO C/HUONG T TRINH
4101 ARAGON WY
RANCHO CORDOVA CA 95742

106 06706600710000
LIZZUL DAWN MARIE/PAUL F
4058 CORATINA WY
RANCHO CORDOVA CA 95742

109 06706600630000
NAMBIAR RAJESH R/ASHWINI R
4063 CORATINA WY
RANCHO CORDOVA CA 95742

112 06706600450000
KIM YOUNG HOON/JUNG HYUN
4112 ARAGON WY
RANCHO CORDOVA CA 95742

115 06706600240000
BADIR JALIL A
4113 ARAGON WY
RANCHO CORDOVA CA 95742

118 06706600680000
BARKER CHRISTOPHER/JENNIFER
4076 CORATINA WY
RANCHO CORDOVA CA 95742

92 06706600190000
LUNA ANTHONY R/BENJAMIN
SINGLETON/TERESA H
4089 ARAGON WY
RANCHO CORDOVA CA 95742

95 06706600740000
MIYATA KRISTINE/KYLE HARRISON
4046 CORATINA WY
RANCHO CORDOVA CA 95742

98 06706600600000
ESTES BRADLY J/DANYELL J
4051 CORATINA WY
RANCHO CORDOVA CA 95742

101 06706600610000
VOSS JAMES/JILL
4055 CORATINA WY
RANCHO CORDOVA CA 95742

104 06706600470000
RAHMAN AHMAD
4104 ARAGON WY
RANCHO CORDOVA CA 95742

107 06706600220000
CHRISTYNE R JOHNS-MILLS TRUST
4105 ARAGON WY
RANCHO CORDOVA CA 95742

110 06706600700000
MEHTA VIKRAM
4062 CORATINA WY
RANCHO CORDOVA CA 95742

113 06706600640000
WOOD JACK/TIFFANY A
4067 CORATINA WY
RANCHO CORDOVA CA 95742

116 06706600440000
CHAUHAN BHARAT V
4116 ARAGON WY
RANCHO CORDOVA CA 95742

119 06706600250000
GUNN BLAKE/LISA
4117 ARAGON WY
RANCHO CORDOVA CA 95742



120 06706600430000
BRENNAN DARBY
4120 ARAGON WY
RANCHO CORDOVA CA 95742

123 06706600670000
SOLIMAN DALIA/WISAM
ABDELLATIF
4079 CORATINA WY
RANCHO CORDOVA CA 95742

126 06706600270000
KIM CATHY C
4125 ARAGON WY
RANCHO CORDOVA CA 95742

129 06706600390000
SANTERELLI JEREMY E
4087 CORATINA WY
RANCHO CORDOVA CA 95742

132 06706600380000
STREETER LINDA/JESSIE
4091 CORATINA WY
RANCHO CORDOVA CA 95742

135 06706600300000
POPE GWENDOLYN G
4137 ARAGON WY
RANCHO CORDOVA CA 95742

138 06704700330000
CONVERSE MARGARET D/W DANIEL
11865 COBBLE BROOK DR
RANCHO CORDOVA CA 95742

141 06704700340000
ABUAN GLORIOUS A/LILIBETH F
11869 COBBLE BROOK DR
RANCHO CORDOVA CA 95742

144 06704700300000
THAO KONG M/SUE
11864 COBBLE BROOK DR
RANCHO CORDOVA CA 95742

147 06704700290000
VASQUEZ JUAN CARLOS/CLAUDIA M
11868 COBBLE BROOK DR
RANCHO CORDOVA CA 95742

121 06706600660000
MOORS JAYDE/JEANNIE
4075 CORATINA WY
RANCHO CORDOVA CA 95742

124 06706600420000
BARBER ERIC J/GABRIELLA
4124 ARAGON WY
RANCHO CORDOVA CA 95742

127 06706600410000
GONZALEZ OSCAR D/GONZALEZ
GINA GARCIA TC
PO BOX 981206
WEST SACRAMENT CA 95798

130 06706600400000
BRISENO MATTHEW/DEBORAH
4132 ARAGON WY
RANCHO CORDOVA CA 95742

133 06706600370000
MATAM NAVEEN R/SHALINI A
KATTA
4086 KALAMATA WY
RANCHO CORDOVA CA 95742

136 06706600360000
AMALFITANO LUISA M
4090 KALAMATA WY
RANCHO CORDOVA CA 95742

139 06706600310000
WILKINS AMANDA D
4141 ARAGON WY
RANCHO CORDOVA CA 95742

142 06706600320000
CULLO DAWN/LOUIS
4145 ARAGON CT
RANCHO CORDOVA CA 95742

145 06706601070000
FLORES TINA P/RICO LARDIZABAL
4149 ARAGON WY
RANCHO CORDOVA CA 95742

148 06704700370000
SIRUR DEVDUTT M/MONIKA
GALCEKOVA
11881 COBBLE BROOK DR
RANCHO CORDOVA CA 95742

122 06706600260000
GARCIA LUZMILA
4121 ARAGON WY
RANCHO CORDOVA CA 95742

125 06706600890000
SAVEDES NICK S III
4068 KALAMATA WY
RANCHO CORDOVA CA 95742

128 06706600280000
LE TAM K/MELISSA
4129 ARAGON WY
RANCHO CORDOVA CA 95742

131 06706600290000
TRAN HONG D
4133 ARAGON WY
RANCHO CORDOVA CA 95742

134 06704700320000
BIALK TRUST
11861 COBBLE BROOK DR
RANCHO CORDOVA CA 95742

137 06706600350000
WIDJAJA EMELDA
4094 KALAMATA WY
RANCHO CORDOVA CA 95742

140 06706600340000
TSE JOSEANNA W/KENG LIM
4098 KALAMATA WY
RANCHO CORDOVA CA 95742

143 06704700350000
LAMARCHE PATRICIA ANN
11873 COBBLE BROOK DR
RANCHO CORDOVA CA 95742

146 06704700360000
KENDALL WILLIAM K/LYNDA S
11877 COBBLE BROOK DR
RANCHO CORDOVA CA 95742

149 06704700380000
SHARP GAY L/RALPH L
11887 COBBLE BROOK DR
RANCHO CORDOVA CA 95742



150 06704700560000
CLARK KIRT R/UTE E
11895 COBBLE BROOK DR
RANCHO CORDOVA CA 95742

151 06704700570000
CIMA ANTHONY M
11899 COBBLE BROOK DR
RANCHO CORDOVA CA 95742

152 06704700470000
FEENEY TIMOTHY P/DONNA
11874 COBBLE BROOK DR
RANCHO CORDOVA CA 95742

153 06704700280000
FERRER EDGARDO E/JOECY K
11849 AUTUMN SUNSET WY
RANCHO CORDOVA CA 95742

154 06704700460000
SHPYRKA NIKOLAY/YELENA
11878 COBBLE BROOK DR
RANCHO CORDOVA CA 95742

155 06704700450000
MOORE KRISTEN M/MATTHEW
11882 COBBLE BROOK DR
RANCHO CORDOVA CA 95742

156 06704700480000
CORNET CHRISTIAN/PALOMA
11855 AUTUMN SUNSET WY
RANCHO CORDOVA CA 95742

157 06704700440000
SINITSA ALEX/LIYA
11886 COBBLE BROOK DR
RANCHO CORDOVA CA 95742

158 06704700430000
DELGADO MILAGROS V M/EDDY S
REYNAGA H
11890 COBBLE BROOK DR
RANCHO CORDOVA CA 95742

159 06704700490000
LI ZHONGMIN
11859 AUTUMN SUNSET WY
RANCHO CORDOVA CA 95742

160 06704700420000
JUBURI USAM AL/ALIA AL/OMAR AL
11894 COBBLE BROOK DR
RANCHO CORDOVA CA 95742

161 06704700410000
LOPEZ APOLINARIA/SALVADOR
11898 COBBLE BROOK DR
RANCHO CORDOVA CA 95742

162 06704700500000
IMPERIAL RONALD
3565 CRAWDAD CT
UNION CITY CA 94587

163 06704700510000
RIVERA RAUL/ALLISON L
11867 AUTUMN SUNSET WY
RANCHO CORDOVA CA 95742

164 06704600460000
SO RICHARD/NANCY
1247 PACIFIC AV
SAN FRANCISCO CA 94109

165 06704700520000
POLLARD KAREN L
11871 AUTUMN SUNSET WY
RANCHO CORDOVA CA 95742

166 06704700530000
VALENZUELA LARRY M/DECIMA A
11875 AUTUMN SUNSET WY
RANCHO CORDOVA CA 95742

167 06704700540000
DE SANTIAGO BALTAZAR/ERIKA
11879 AUTUMN SUNSET WY
RANCHO CORDOVA CA 95742

168 06704600450000
SOLTESZ CYNTHIA L
11860 AUTUMN SUNSET WY
RANCHO CORDOVA CA 95742

169 06704700550000
WESTWOOD LINDSEY N/ISAAC C
JOERGER
11883 AUTUMN SUNSET WY
RANCHO CORDOVA CA 95742

170 06704600440000
LE KENNY V/KIMBERLY P NGUYEN
11864 AUTUMN SUNSET WY
RANCHO CORDOVA CA 95742

171 06704600100000
ANDRES INOCENCIA A
4145 TULIP PARK WY
RANCHO CORDOVA CA 95742

172 06704600090000
LEE CICELY WHITE
11882 AUTUMN SUNSET WY
RANCHO CORDOVA CA 95742

173 06704600430000
ADAMS ROBERT
4144 TULIP PARK WY
RANCHO CORDOVA CA 95742

174 06704600010000
WINSTON WILLIAM H JR/JUDY A
11887 AUTUMN SUNSET WY
RANCHO CORDOVA CA 95742

175 06704600110000
YEN SHENG N/XIAO Q WU
4149 TULIP PARK WY
RANCHO CORDOVA CA 95742

176 06704600420000
GONG MUNSON F
4148 TULIP PARK WY
RANCHO CORDOVA CA 95742

177 06704600080000
SUMPO LEO B/CATHERINE
11886 AUTUMN SUNSET WY
RANCHO CORDOVA CA 95742

178 06704600020000
IKEKHIDE LAWRENCE
11891 AUTUMN SUNSET WY
RANCHO CORDOVA CA 95742

179 06704600120000
VILLANUEVA ETHEL L/BERNIE B
4153 TULIP PARK WY
RANCHO CORDOVA CA 95742



180 06704600410000
MEJIA FIDEL L/GLORIA C
LOPEZ/JESSICA N DASILVA
4152 TULIP PARK WY
RANCHO CORDOVA CA 95742

183 06700400080000
JAEGER ROAD 530 LLC
7700 COLLEGE TOWN DR 101
SACRAMENTO CA 95826

186 06704600060000
CHAPIN BILLY M JR/TERRI S
11894 AUTUMN SUNSET WY
RANCHO CORDOVA CA 95742

189 06704600050000
GIRGIS CHRISTINA/ROKEEM OSBY
11898 AUTUMN SUNSET WY
RANCHO CORDOVA CA 95742

192 06704600170000
GUPTA SOURABH/POOJA A
11852 SPRING WALK WY
RANCHO CORDOVA CA 95742

195 06704800080000
CLEMENTS KEITH J/TERESA L
4169 TULIP PARK WY
RANCHO CORDOVA CA 95742

198 06704800070000
SINGH GURJEET/DIVJYOT SACHDEV
11853 OPAL RIDGE WY
RANCHO CORDOVA CA 95742

201 06704800200000
SHEN JUSTINE
11903 SLATE FALLS WY
RANCHO CORDOVA CA 95742

204 06704800190000
NGUYEN LONG Q
11897 SLATE FALLS WY
RANCHO CORDOVA CA 95742

207 06704800540000
SUGANOB JESSIE
4178 TULIP PARK WY
RANCHO CORDOVA CA 95742

181 06704600070000
BACANI ROSALIE M
11890 AUTUMN SUNSET WY
RANCHO CORDOVA CA 95742

184 06704600130000
ROVIRA LEOPOLDO D/LINDSAY M
4157 TULIP PARK WY
RANCHO CORDOVA CA 95742

187 06704600040000
DELACRUZ DOROTHY C/PACIFIC A
11899 AUTUMN SUNSET WY
RANCHO CORDOVA CA 95742

190 06704600150000
NGUYEN JOHN/MARY PHUC
4165 TULIP PARK WY
RANCHO CORDOVA CA 95742

193 06704800220000
DANG PHONG
4101 F DUBLIN BL 108
DUBLIN CA 94568

196 06704800210000
WOO GRACE E/JEFF H
11907 SLATE FALLS WY
RANCHO CORDOVA CA 95742

199 06704800060000
SANCHEZ ALLAN B
11849 OPAL RIDGE WY
RANCHO CORDOVA CA 95742

202 06704800250000
LANTZ TIMOTHY C/REBECCA A
11900 SLATE FALLS WY
RANCHO CORDOVA CA 95742

205 06704800260000
KASTEN CHRISTOPHER J/TONYA S
11896 SLATE FALLS WY
RANCHO CORDOVA CA 95742

208 06704800180000
BLECKER REBECCA D/CHARLES R
KNORR
11893 SLATE FALLS WY
RANCHO CORDOVA CA 95742

182 06704600030000
DE CASTRO PEARL V
11895 AUTUMN SUNSET WY
RANCHO CORDOVA CA 95742

185 06704600400000
SIM JIMMY/MARILEN
4156 TULIP PARK WY
RANCHO CORDOVA CA 95742

188 06704600140000
MERCHANT NICA L
4161 TULIP PARK WY
RANCHO CORDOVA CA 95742

191 06704600160000
BERANIA WILLIAM S
11856 SPRING WALK WY
RANCHO CORDOVA CA 95742

194 06704800230000
LAZO CORAZON/GERMIE SR/GERMIE
JR
11908 SLATE FALLS WY
RANCHO CORDOVA CA 95742

197 06704800240000
PHIPPS GLENDA LYN P/KEVIN A
11904 SLATE FALLS WY
RANCHO CORDOVA CA 95742

200 06704800090000
NUNEZ JODY RAY/CANDACE CARIN
4171 TULIP PARK WY
RANCHO CORDOVA CA 95742

203 06704800100000
SALUD EMMYLOU/ALVARO
4175 TULIP PARK WY
RANCHO CORDOVA CA 95742

206 06704800110000
MANGALINDAN PAOLO
E/ALEX/NORA
4179 TULIP PARK WY
RANCHO CORDOVA CA 95742

209 06704800270000
BARAJAS GRACIELA
11892 SLATE FALLS WY
RANCHO CORDOVA CA 95742



210 06704800120000
DAGLIA PATRICK S/SUSANNE D
4183 TULIP PARK WY
RANCHO CORDOVA CA 95742

213 06704800280000
CUA ELOISA S
11888 SLATE FALLS WY
RANCHO CORDOVA CA 95742

216 06704800160000
ABELLON DION L
11885 SLATE FALLS WY
RANCHO CORDOVA CA 95742

219 06704800570000
PANGILINAN NILDA E/REYNALDO
S/PETER/PHILLIP
4190 TULIP PARK WY
RANCHO CORDOVA CA 95742

222 06704800580000
MCTYGUE DENNIS P/MONICA B
4194 TULIP PARK WY
RANCHO CORDOVA CA 95742

225 06704800590000
KING KIMBERLY/ERIC
4198 TULIP PARK WY
RANCHO CORDOVA CA 95742

228 06704800600000
LENNAR RENAISSANCE INC
1075 CREEKSIDE RIDGE DR
ROSEVILLE CA 95678

231 06704800610000
LENNAR RENAISSANCE INC
1075 CREEKSIDE RIDGE DR
ROSEVILLE CA 95678

234 06705000520000
GMAC MODEL HOME FINANCE INC
7204 GLEN FORREST DR 201
RICHMOND VA 23226

237 06705000420000
DIBENEDETTO AUSTIN M/AMANDA
LYNN
4255 SARDONYX CT
RANCHO CORDOVA CA 95742

211 06704800550000
U S BANK NATIONAL ASSOCIATION
PO BOX 18001
MC ADENVILLE NC 28101

214 06704800130000
ALEKOZAI DAWUD/MARIAM
AYUBYAR
4187 TULIP PARK WY
RANCHO CORDOVA CA 95742

217 06704800290000
CHUI WING Y
11884 SLATE FALLS WY
RANCHO CORDOVA CA 95742

220 06704800300000
JUAREZ JOSE V
11880 SLATE FALLS WY
RANCHO CORDOVA CA 95742

223 06704800310000
MALQUED BERNARDO D JR/MYRNA
P
11876 SLATE FALLS WY
RANCHO CORDOVA CA 95742

226 06704800380000
BERG BRADLEY J/BARBARA J
11853 SLATE FALLS WY
RANCHO CORDOVA CA 95742

229 06704800340000
NGUYEN SONG THUY THI
11864 SLATE FALLS WY
RANCHO CORDOVA CA 95742

232 06704800360000
KANG FAMILY TRUST
PO BOX 3477
SAN RAMON CA 94583

235 06705000410000
JENKINS SAMUEL LEE/CONNIE F
JENKINS VAUGHAN
4251 SARDONYX CT
RANCHO CORDOVA CA 95742

238 06705000400000
PACKER BEATRICE
4256 SARDONYX CT
RANCHO CORDOVA CA 95742

212 06704800170000
GILLEN MATTHEW T/GERALDINE T
11889 SLATE FALLS WY
RANCHO CORDOVA CA 95742

215 06704800560000
ZAKARYAN MIHRAN
4186 TULIP PARK WY
RANCHO CORDOVA CA 95742

218 06704800150000
HESS CAMERON L/DANIELLE L
11875 SLATE FALLS WY
RANCHO CORDOVA CA 95742

221 06704800140000
CARPIO FAMILY TRUST
11867 SLATE FALLS WY
RANCHO CORDOVA CA 95742

224 06704800320000
BANDYOPADHYAY BARUN
K/SUNANDA
11872 SLATE FALLS WY
RANCHO CORDOVA CA 95742

227 06704800330000
LE TINH THIEN
11868 SLATE FALLS WY
RANCHO CORDOVA CA 95742

230 06704800350000
SURI ANIL/POONAM
11860 SLATE FALLS WY
RANCHO CORDOVA CA 95742

233 06704800370000
MUGAR BEN A
11852 SLATE FALLS WY
RANCHO CORDOVA CA 95742

236 06704900590000
GMAC MODEL HOME FINANCE INC
7204 GLEN FORREST DR 201
RICHMOND VA 23226

239 06704900600000
GMAC MODEL HOME FINANCE INC
7204 GLEN FORREST DR 201
RICHMOND VA 23226



240 06705000430000
YOUN JOON W/HYUN S KIM
4259 SARDONYX CT
RANCHO CORDOVA CA 95742

243 06705000390000
MORLEY MATTHEW C/MICHELE M
4262 SARDONYX CT
RANCHO CORDOVA CA 95742

246 06705000350000
MARCHANT RICHARD B/EMMA A
11867 LARISA WY
RANCHO CORDOVA CA 95742

249 06705000210000
DELLER JOHN E/ROBIN L SCHWANKE
11886 LARISA WY
RANCHO CORDOVA CA 95742

252 06705000230000
MILLMAN JOHN TIQUE/JANAE C
11878 LARISA WY
RANCHO CORDOVA CA 95742

255 06705000250000
SHENOUDA USAMA/DINA MOUSSA
11870 LARISA WY
RANCHO CORDOVA CA 95742

258 06705000190000
CHEN HONG/XIAO WEI
11883 FIRE AGATE WY
RANCHO CORDOVA CA 95742

261 06705000180000
HUDDLESTON ANDRE SR/VONETTA
11879 FIRE AGATE WY
RANCHO CORDOVA CA 95742

264 06705000160000
ROBLES JESSIE C/VIRGINIA P/GENE V
11871 FIRE AGATE WY
RANCHO CORDOVA CA 95742

267 06705000140000
GOETZ BRIAN T/MIDORI N
11863 FIRE AGATE WY
RANCHO CORDOVA CA 95742

241 06705000380000
GREGORY RANDALL B/RENEE A
11879 LARISA WY
RANCHO CORDOVA CA 95742

244 06705000440000
BRADLEY MICHAEL D/MARGARITA
4263 SARDONYX CT
RANCHO CORDOVA CA 95742

247 06705000450000
PFAFFENBACH GARETT
4267 SARDONYX WY
RANCHO CORDOVA CA 95742

250 06705000220000
MCGOVERN PETER J/ANGELI A
11882 LARISA WY
RANCHO CORDOVA CA 95742

253 06705000240000
SHAW DAVID P/ANDREA N
11859 BLUE TOPAZ WY
RANCHO CORDOVA CA 95742

256 06705000200000
SALANGSANG BERNABE B/MYLENE
11887 FIRE AGATE WY
RANCHO CORDOVA CA 95742

259 06705000480000
PANCHAL URVISHKUMAR S
4279 SARDONYX WY
RANCHO CORDOVA CA 95742

262 06705000170000
YI JASON
11875 FIRE AGATE WY
RANCHO CORDOVA CA 95742

265 06705000150000
LU SHUHUI/ZHENLEI WANG
11867 FIRE AGATE WY
RANCHO CORDOVA CA 95742

268 06705000010000
MIREA CALIN/MARIANA
11886 FIRE AGATE WY
RANCHO CORDOVA CA 95742

242 06705000370000
ARASHIRO STACY
9491 OAK AV
ORANGEVALE CA 95662

245 06705000360000
ARIOSIA LOURDES ENCILA/VICTOR A
GALANDE
11871 LARISA WY
RANCHO CORDOVA CA 95742

248 06705000340000
GONZALEZ DANIEL/ROSIE GUZMAN
11863 LARISA WY
RANCHO CORDOVA CA 95742

251 06705000460000
SHARMA PANKAJ KUMAR/PUJA K
4271 SARDONYX WY
RANCHO CORDOVA CA 95742

254 06705000470000
PAPPULA SRIDHAR R
4275 SARDONYX WY
RANCHO CORDOVA CA 95742

257 06705000260000
LOPEZ QUISTIAN MIGUEL FELIPE
11866 LARISA WY
RANCHO CORDOVA CA 95742

260 06705000270000
NGUYEN ERIC
11862 LARISA WY
RANCHO CORDOVA CA 95742

263 06705000490000
MORIGUCHI JOEY H/ANDREA J
4283 SARDONYX WY
RANCHO CORDOVA CA 95742

266 06705000500000
PANTALONE SCOTT M/NICOLE M
ORSBURN
4287 SARDONYX WY
RANCHO CORDOVA CA 95742

269 06705000020000
WILLIAM P ROSCOE III TRUST
11882 FIRE AGATE WY
RANCHO CORDOVA CA 95742



270 06705000510000
SUSAN P WEBB LIVING TRUST
4291 SARDONYX WY
RANCHO CORDOVA CA 95742

273 06705100710000
MCINTOSH CHRISTOPHER G
4295 SARDONYX WY
RANCHO CORDOVA CA 95742

276 0670500060000
WOOD DAVID ALLEN/KIMBERLY
JOYCE
11866 FIRE AGATE WY
RANCHO CORDOVA CA 95742

279 06705100720000
LAMADRID JOHNSON G
4299 SARDONYX WY
RANCHO CORDOVA CA 95742

282 06705800140000
THAO TONY
12043 ERATO CIR
RANCHO CORDOVA CA 95742

285 06705800110000
MOHAMMED SHAMEEL I
12031 ERATO CIR
RANCHO CORDOVA CA 95742

288 06705900080000
LU LEO/KAREN LAU
12017 MANDOLIN WY
RANCHO CORDOVA CA 95742

291 06705900110000
JTS COMMUNITIES
3434 MARCONI AV
SACRAMENTO CA 95821

294 06705900140000
DEZONIA
JESSICA/MICHAEL/LARRY/JANET
11995 MANDOLIN WY
RANCHO CORDOVA CA 95742

297 06705900170000
JTS COMMUNITIES
3434 MARCONI AV
SACRAMENTO CA 95821

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RAMOS DENNIS M/MARIBEL A
GRAJO
1426 SANTA TERESA DR
PITTSBURG CA 94565

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DOMINGUEZ ISRAEL/CELIA
11870 FIRE AGATE WY
RANCHO CORDOVA CA 95742

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GAMA ABNER/EVANGELINE
11883 BLUE TOPAZ WY
RANCHO CORDOVA CA 95742

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SANTIAGO JOSE
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150 ALLEGHENY CTR
PITTSBURGH PA 15212

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11979 MANDOLIN WY
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HONG CHESTER H/HYUNNAH
11874 FIRE AGATE WY
RANCHO CORDOVA CA 95742

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2366 GOLD MEADOW WY 200
GOLD RIVER CA 95670

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RANCHO CORDOVA CA 95742

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VANG BONNIE Y
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BAILEY JOSEPH L
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RANCHO CORDOVA CA 95742

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SAN JOSE CA 95131

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11939 MANDOLIN WY
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KAPU KUMAR S/MAMATHA
KETHIREDDY
4292 SOPHISTRY DR
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HAMEED ABDUL/SOHAILA
4301 FRANCONIA CT
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LEWIS RICHARD D
4300 FRANCONIA CT
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BIDDLE CHRISTOPHER K/KIMBERLY
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ABRAHAM BINU/THOMAS J
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MCMANN DAVE MICHAEL/STACY
MARIE
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OFERRALL SUSAN J
6350 WITTENHAM WY
ORANGEVALE CA 95662

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NICHOLS SEAN
11867 BLUE TOPAZ WY
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MILLER ARTHUR
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TRUST
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SIEPMANN JON RANDALL
12019 ERATO CIR
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BISSELL DAVID L/DEBRA
A/JOHN/ROBIN
3207 LUYUNG DR
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CHAURASIA MANEESH
4300 SOPHISTRY DR
RANCHO CORDOVA CA 95742

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KEIM ROMELIA T/TERENCE H
4311 SARDONYX WY
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CASTRENCE GODWIN PIGAO/MA
LIZA ARIADO
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JTS COMMUNITIES
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SACRAMENTO CA 95821

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OULREY BRUCE/MICHELE
4301 SOPHISTRY DR
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AZIZ SHAHEENA
4320 KERKYRA CT
RANCHO CORDOVA CA 95742

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TABRA REBECCA J/JOSE L
12014 ERATO CIR
RANCHO CORDOVA CA 95742



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LE ASHLEY Y
21511 ALMADEN RD
SAN JOSE CA 95120

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NGUYEN CHRIS
4301 HARTLAND WY
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CAMPBELL CARDIN
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LAUREL MARICAR M/EDSEL M
2645 FAUTT CT
STOCKTON CA 95212

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SLIVINSKIY AVENIR/LILIYA
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SALDAJENO JESSE/TARA D
224 MARIPOSA AV
DALY CITY CA 94015

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TRAN MY P/NGOC DIEP TRUONG T
3550 WAXWING WY
ANTIOCH CA 94509

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NGO TACH HAO
482 CURIE DR
SAN JOSE CA 95123

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JOHN/KAREN MCCONNELL FAMILY
TRUST
1116 OLD MILL LN
SANTA MARIA CA 93455

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GRUSZKA JERZY/IRENA
9201 VANCOUVER DR NE
LACEY WA 98516

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VASQUEZ SERGIO M/LOURDES P
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DELA PAZ LENNIE
RAMIREZ/LIBERTAD GARCIA
1499 LAREDO CT
BONITA CA 91902

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CAPIZZANO JASON
11925 RUBILITE WY
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HLADIK
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HAIDER MOHAMMAD S
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RANCHO CORDOVA CA 95742

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MAHENDRA
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931 CORPORATE CENTER DR
POMONA CA 91768

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E/ANICETO E
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4305 SOPHISTRY DR
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3476 STATEVIEW BL
FORT MILL SC 29715

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NAONG PATRICK
679 PAGE ST
SAN FRANCISCO CA 94117

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12029 MANDOLIN WY
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KIRTH DAVE J
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FORTES
PAUL/ERLINDA/CHRISTOPHER R
UCLARAY
11871 RUBILITE WY
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LEU KEVIN
2202 SHEFFIELD RIDGE CT
SAN JOSE CA 95138

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MORALES GALILEO M
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RUIZ GILBERT JR/IRENE C
4311 SOPHISTRY DR
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VISITACION EVERARD D
19 QUESTA CT
SACRAMENTO CA 95833

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OLIVIERI BEATRICE
4309 HARTLAND WY
RANCHO CORDOVA CA 95742

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BARRIE AMADU/FANTA
4308 HARTLAND WY
RANCHO CORDOVA CA 95742

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BROWN JAMES E JR/PAI CHUN
L/MIHOKO
4308 ACCORDION WY
RANCHO CORDOVA CA 95742

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FARINA BIGNESS CARRIE A/EDDIE L
BIGNESS JR
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C/PAUL A
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KHIRBASH SADIK
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KWON SUNA C
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POWERS MEGAN/ELIAS L DUNN
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ALVEY NANCY LYNNE/THOMAS
MARTIN
11904 RUBILITE WY
RANCHO CORDOVA CA 95742



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BOWMAN KEVIN/KRISTINE D
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DELMAR LUCY G
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KAUR SURINDAR/LAKHIBIR P SAINI
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RANCHO CORDOVA CA 95742

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GUPTA MANISHA
4535 LICK MILL BL
SANTA CLARA CA 95054

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VIDES WALTER/MACEDONIA
160 ROUNDTABLE DR
SAN JOSE CA 95111

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EKE VICTOR
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TANG EDWARD H
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VALLEJO CA 94590

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MUNDEN BRIAN R
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11999 ERATO CIR
RANCHO CORDOVA CA 95742

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JOSE/EMELITA JAMIAS 2006 LIVING
TRUST
PO BOX 2244
DALY CITY CA 94015

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DOYLE SHEARLINEA M/SHARON A
JACKSON
4326 HARTLAND WY
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BRENTWOOD CA 94513

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THI DIEUHANH
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RANCHO CORDOVA CA 95742



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SARATOGA CA 95070

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KIEFFER ROJAS JENNIFER/GENE
ROJAS
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WISA LORIS N/YOUSEF R YOUSEF
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SHIPMAN WAYNE C/PAULA J
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RANCHO CORDOVA CA 95742

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SISNEROZ EMILY
3475 DEER CREEK RD
PALO ALTO CA 94304

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CHU ALICE Y/WILLIAM T
4333 STIZZO CT
RANCHO CORDOVA CA 95742

433 06705900430000
SENGSOUVANH VIXIANE
PO BOX 1451
RANCHO MURIETA CA 95683

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SACRAMENTO CA 95821

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LUKITSKIY SERGEY/NATALIE
SLIVINSKAYA
12040 MANDOLIN WY
RANCHO CORDOVA CA 95742

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CONSTANTINE RYAN C/LAURA
4325 HARTLAND WY
RANCHO CORDOVA CA 95742

438 06700300630000
SUNRIDGE ANATOLLA LLC
7700 COLLEGE TOWN DR 10
SACRAMENTO CA 95826

MEMORANDUM



DATE: November 5, 2007

TO: City Council Members

FROM: Reed Flory, Housing Services Administrator
Sarah Bontrager, Grants Specialist, PMC

SUBJECT: CITY COUNCIL ADOPTION OF THE COMMUNITY DEVELOPMENT
BLOCK GRANT PROGRAM (CDBG) 2007-08 ACTION PLAN
AMENDMENTS

RECOMMENDATION

Staff recommends that the City Council adopt Resolution No. 128-2007, a resolution of the City Council of the City of Rancho Cordova authorizing the proposed amendments to the 2007-08 Action Plan, which serves as the CDBG budget for July 1, 2007 to June 30, 2008 (FY 2007-08).

BACKGROUND

The City receives annual CDBG funding from the U.S. Department of Housing and Urban Development (HUD) for programs primarily related to housing and community development. The City submits an annual Action Plan to HUD that details planned expenditures for the coming fiscal year. On May 5, 2007, the City Council approved the 2007-08 Action Plan.

Staff is proposing amendments to the 2007-08 CDBG Action Plan. The amendments proposed address changing circumstances since the Action Plan was approved. In summary, the proposed changes are the following:

- Reduce funding for White Rock Park improvements from \$179,555 to \$49,555. The City was able to retain a grant through the Sacramento Housing and Redevelopment Agency for \$130,000, which, along with other City funds, is being used to complete this project.
- Fund improvements to the Cordova Villa School for \$130,000. This funding will replace a grant from the Sacramento Housing and Redevelopment Agency that was originally intended for improvements to Cordova Villa School. The improvements will be decided upon by community representatives, in coordination with the Folsom Cordova Unified School District.
- Increase funding for the Sacramento County Department of Human Assistance's senior meal programs to \$44,990. After the approval of the Action Plan, the County discovered they would need additional funding to maintain their

AGENDA ITEM 9.1

commitment to serve meals to all eligible seniors without starting a waiting list for home-delivered meals.

- Increase funding for the Human Rights/Fair Housing Commission to \$20,000, and move the funding from a public service activity to an administrative activity. In order to continue providing service at the current level, it was determined that the Commission would need additional funding.
- Reduce the allocation for City administration of the CDBG program from \$140,581 to \$120,581. This will allow additional funding for fair housing activities. Last year, the City did not spend their full administrative allocation.

The proposed Action Plan amendments were released for public review from October 5, 2007 and November 5, 2007. As of October 29, 2007, no comments had been received. Any comments received will be presented to the City Council prior to the public hearing on November 5.

ANALYSIS

This action will modify the amount of CDBG funding available to the following activities: White Rock Park improvements, Cordova Villa School improvements, senior nutrition services, fair housing services, and administration. The anticipated amendments will address issues raised by the public and the City Council during the 2007-08 Action Plan approval process, specifically the importance of making improvements to Cordova Villa School and ensuring that all seniors have access to a meal program.

ATTACHEMENTS

1. Resolution No. 128-2007.
2. 2007-08 Action Plan, with Proposed Amendments.

CITY OF RANCHO CORDOVA

RESOLUTION NO. 128-2007

**A RESOLUTION OF THE CITY COUNCIL ADOPTING THE COMMUNITY DEVELOPMENT
BLOCK GRANT 2007-08 ACTION PLAN AMENDMENTS**

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

WHEREAS, the Action Plan describes programs to be funded, in compliance with the goals and objectives of the Consolidated Plan, for the fiscal year, and on May 7, 2007, the 2007-08 Action Plan was been presented to and reviewed by this City Council; and

WHEREAS, due to unforeseen circumstances, the City wishes to modify funding amounts for selected activities in order to better serve the citizens of Rancho Cordova; and

WHEREAS, the amended Action Plan and a notice of the 30-day public comment period have been published for public comment prior to forwarding the documents to City Council for approval; and

WHEREAS, the City Council held a public hearing on the amended Action Plan to provide an opportunity for the public to comment on the information and changes provided in the Consolidated Plan and Action Plan.

**NOW, THEREFORE, THE CITY COUNCIL OF RANCHO CORDOVA DOES HEREBY
RESOLVE AS FOLLOWS:**

1. Approve the adoption of the CDBG 2007-08 Action Plan Amendments, which includes budget modifications for the 2007-08 fiscal year; and
2. Authorize the City Manger, or his designee, to execute and file the amended 2007-08 Action Plan.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 5th day of November, 2007 by the following vote:

AYES:

NOES:

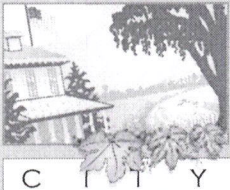
ABSENT:

ABSTAIN:

David M. Sander, Mayor

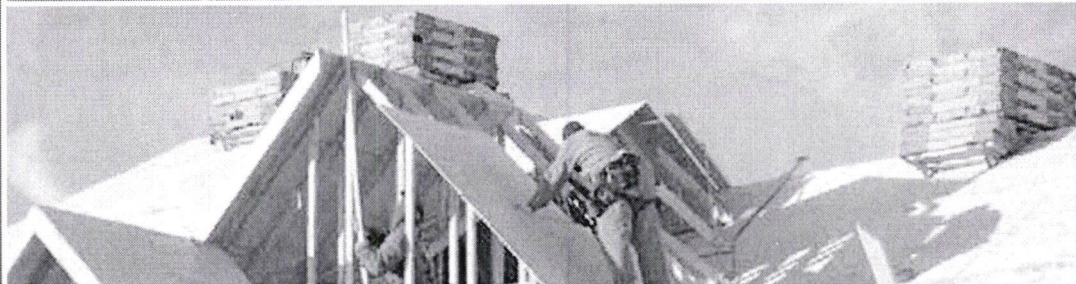
ATTEST:

Anna Olea-Moger, CMC, City Clerk



2007-2008 AMENDED ACTION PLAN

C I T Y O F R A N C H O C O R D O V A



COMMUNITY DEVELOPMENT
BLOCK GRANT PROGRAM

2007-08 ACTION PLAN

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2007-08 ACTION PLAN

EXECUTIVE SUMMARY

The 2007-08 Action Plan is a one-year plan to address the community development and low- and moderate-income housing needs in the City of Rancho Cordova. It is the second Action Plan in the implementation of the five-year Consolidated Plan. Both the Consolidated Plan and the Action Plan are implemented by the City housing staff.

The City anticipates receiving \$702,906 from the federal Community Development Block Grant (CDBG) program, and will be reallocating \$155,850 of unspent funds from the 2006-07 program year (\$129,600 from the Owner Occupied Rehabilitation Program and \$26,250 from the Kiwanis Club). The City also plans to meet its community development and housing needs using a variety of other funding sources, including the City's Very Low Income Housing Trust Fund, and funding received through Sacramento County's HOME Consortium.

City staff encouraged citizen participation throughout the Action Plan process. This included consulting local organizations, holding public meetings, and encouraging public comment during the public review period. Using research and input from the public, City staff formulated the objectives and outcomes that are briefly described below. Citizen participation was also encouraged during the Action Plan amendments process, which took place in October and November 2007.

OBJECTIVES

The City's key objectives for the 2007-08 funding period include the following:

- Provide housing programs that preserve the quality and affordability of ownership housing stock for target-income households;
- Arrest decline in deteriorated areas of the City by requiring rental property owners to fix code violations and improve their properties, by increasing code enforcement efforts, and by providing incentive to residents who actively work to improve their neighborhoods;
- Assist community-based organizations with additional financing that allows them to provide new or expanded services to target-income residents, especially seniors and youth; and
- Improve public facilities in target areas.

2007-08 ACTION PLAN

OUTCOMES

The City's housing outcomes for this planning period are primarily directed at improving affordability and accessibility of housing for target-income residents. Fourteen homes will be repaired, and approximately 1,300 units will be inspected for code violations.

The City also plans to improve living environments for target-income households by improving the White Rock Park, as well as providing a variety of public services. The City will fund seven programs, which are expected to benefit approximately 2,200 residents:

- Senior Nutrition Services (Meals on Wheels), which provides hot meals in the local senior center as well as to homebound seniors;
- Roots and Horizons, which offers a mentoring program to children of incarcerated parents;
- WEAVE, which offers assistance to victims of domestic violence;
- Sacramento Self-Help Housing, which provides services to homeless and near-homeless persons;
- Respite CLUB, which is a day program for seniors with severe memory loss;
- Human Rights/Fair Housing Commission, which provides fair housing services including a telephone hotline; and
- Homeownership counseling, which provides homebuyer education services.

INTRODUCTION

The U.S. Department of Housing and Urban Development (HUD) requires all government entities receiving federal Community Development Block Grant (CDBG) funds to prepare an Annual Action Plan. The Action Plan outlines funding priorities and discusses how activities will meet the community needs identified in the Consolidated Plan. The activities described in this Action Plan are proposed to be undertaken during the period between July 1, 2007 and June 30, 2008.

The major objectives of activities undertaken during the 2007-2008 funding year will be to:

- Provide housing programs that preserve the quality and affordability of ownership housing stock for target-income households;

2007-08 ACTION PLAN

- Arrest decline in deteriorated areas of the City by requiring rental property owners to fix code violations and improve their properties, by increasing code enforcement efforts, and by providing incentive to residents who actively work to improve their neighborhoods;
- Assist community-based organizations with additional financing that allows them to provide new or expanded services to target-income residents; and
- Improve public facilities in target areas.

RESOURCES

The City of Rancho Cordova will receive \$702,906 in 2007-08 through the CDBG program, and will reallocate \$155,850 in unspent 2006-07 funds to programs planned for 2006-07 and 2007-08. In order to address the community's needs and the goals identified in the Strategic Plan, the City will also consider augmenting CDBG funds using a variety of additional funding sources. These funding sources may include the Very Low Income Housing Trust Fund, the California Department of Housing and Community Development, other state and federal agencies, and local sources. In future years, CDBG program income may be an additional resource.

While some residents in the City may live in Section 8 properties or use Housing Choice Vouchers (formerly Section 8), these programs are managed by the local public housing authority, Sacramento Housing and Redevelopment Agency. The City supports private developers in their applications for low-income housing tax credits, when possible, but does not construct affordable housing.

ACTIVITIES TO BE UNDERTAKEN

Table 1 provides a description of the activities to be undertaken during fiscal year 2007-08. The one-year objective (output) and the amount of CDBG funding allocated to each activity are identified. All activities are anticipated to be completed during the fiscal year. More detailed descriptions of activities follow the table.

The City chose to emphasize neighborhood improvement and public services activities with their CDBG funding, because there are relatively few other sources of funding available to finance these activities. Within public services, the City gave a high priority to activities serving seniors and youth, as well as activities which result in neighborhood revitalization.

2007-08 ACTION PLAN

TABLE 1
PROPOSED CDBG ACTIVITIES AND PROJECTS:
FISCAL YEAR 2007-08

Goal	Activity Name	Activity Description	Output	Funding
HOUSING				
HS-1	Emergency Repair Program	Provide emergency repair assistance to low-income homeowners, eliminating health and safety hazards in their units.	14 homes repaired.	\$100,000
HS-1, HS-2	Rental Housing Inspection Program	Inspect rental units in the redevelopment area to find and correct code violations.	700 homes inspected.	\$80,502*
HS-1, HS-2	Code Enforcement	Provide code enforcement services in the redevelopment area.	700 homes inspected.	\$86,000
PUBLIC FACILITIES				
CD-4	White Rock Park Improvements	Fund various improvements to enhance the park, which is located in a target-income area.	1,430 lf of curbs and gutters 10,010 sf of sidewalk	\$179,555 <u>\$49,555</u>
CD-4	Cordova Villa School Improvements	Fund various improvements for community use at the Cordova Villa School, which is located in a target-income area.	1 public facility improved.	\$130,000
HS-1, HS-2	Strong Neighborhoods Initiative Incentive Program (SNIIP)	Provide an incentive program to reward low-income homeowners in target areas for successfully improving their neighborhoods.	22 homes repaired.	\$166,684*
CD-5	Clearance	Provide removal of non-functioning structures from properties	1 building demolished	\$35,300*
PUBLIC SERVICES				
CD-2, CD-3	Roots and Horizons	Foster safe and healthy mentoring relationships for children of incarcerated parents.	20 children mentored.	\$24,877
CD-1, CD-3	Meals on Wheels	Provide homebound seniors with hot meals and provide lunch to seniors at the Cordova Senior Center.	221-282 seniors provided meals.	\$34,990 <u>\$44,990</u>
CD-1, CD-3	Respite CLUB	Offer free care for patients with severe memory loss, benefiting both participants and their caregivers.	20 seniors provided care.	\$8,760
HA-1, CD-3	Sacramento Self-Help Housing	Provide counseling and housing referral services to homeless and near-homeless individuals and households.	50 households provided counseling.	\$6,932

2007-08 ACTION PLAN

Goal	Activity Name	Activity Description	Output	Funding
CD-3	WEAVE	Provide assistance to victims of domestic violence, including individual and group counseling.	141 people provided counseling	\$16,875
HS-1, HS-2	Human Rights/Fair Housing Commission	Provide fair housing assistance and education.	160 households provided assistance and education	\$10,000
CD-3	Homeownership Counseling	Provide home-buyer counseling and education.	TBD	\$3,000
PLANNING AND ADMINISTRATION				
PA-1	Planning and Administration	Provide general administration of the CDBG program, including all planning and reporting activities	1 year of program administration.	\$140,581 \$120,581
<u>HS-1,</u> <u>HS-2</u>	<u>Human Rights/Fair Housing Commission</u>	<u>Provide fair housing assistance and education.</u>	<u>260 households provided assistance and education</u>	<u>\$20,000</u>

*Partially or fully funded with reprogrammed 2006-07 monies. Please see narratives for details.

HOUSING ACTIVITIES

Emergency Repair Program

The emergency repair program is intended to make minor repairs related to health and safety hazards in low-income owner-occupied housing. The program is an inexpensive and efficient way to preserve the habitability of the affordable housing stock, including mobile homes.

2006-07 Output: 7 homes repaired
 2007-08 Output: 14 homes repaired
 Objective: Decent Housing
 Outcome Category: Affordability for the purpose of providing decent affordable housing
 Goals Addressed: HS-1
 2006 Funding: \$50,000 (\$42,373 for repair and \$7,627 for implementation)
 2007 Funding: \$100,000 (\$84,033 for repair and \$15,967 for implementation)

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Rental Housing Inspection Program

The rental housing inspection program will fund salary and benefits for a 0.75 FTE code enforcement officer whose duties will include inspecting rental units within the redevelopment area. The City has many rental units which are likely out of compliance with applicable codes, and this program, in coordination with public and private investment, will arrest the decline of the area by forcing rental property owners to improve their properties to a minimum standard. \$50,000 in funds are being carried over from the 2006-07 program year.

2007-08 Output: 700 rental units inspected
Objective: Suitable Living Environment
Outcome Category: Accessibility for the purpose of providing decent affordable housing
Goals Addressed: HS-1, HS-2
Funding: \$80,502 (\$50,000 in 2006-07 funds and \$30,502 in 2007-08 funds)

Code Enforcement

The code enforcement program will fund salary and benefits for a 0.75 FTE code enforcement officer whose responsibilities will include responding to code enforcement complaints and proactively enforcing code.

2007-08 Output: 700 units inspected
Objective: Suitable Living Environment
Outcome Category: Accessibility for the purpose of providing decent affordable housing
Goals Addressed: HS-1, HS-2
Funding: \$86,000

PUBLIC FACILITIES

Strong Neighborhoods Initiative Incentive Program (SNIIP)

The SNIIP program will provide an incentive to low-income homeowners who successfully contribute to the improvement of their target area neighborhood. Homeowners may be eligible to receive repairs to their homes, including weatherization.

2007-08 Output: 22 homes repaired
Objective: Decent Housing
Outcome Category: Accessibility for the purpose of providing decent affordable housing

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Goals Addressed: HS-1, HS-2
 Funding: \$166,684 (\$105,850 in 2006-07 funds, \$60,834 in 2007-08 funds)
 (\$158,747 in repairs, \$7,937 in implementation)

Clearance

The clearance program is intended to spur economic development in the redevelopment area by aiding property owners in removing non-functioning structures from their properties.

2007-08 Output: 1 building demolished
 Objective: Suitable Living Environment
 Outcome Category: Sustainability for the purpose of crating economic opportunity
 Goals Addressed: CD-5
 Funding: \$35,300 (\$35,300 in 2006-07 funds)

White Rock Park Improvements

Improvements to White Rock Park, which is a community park located in a target area, will include general park and playground improvements.

2007-08 Output: 1,430 linear feet of new curbs and gutters
 10,010 square feet of sidewalk
 Objective: Suitable Living Environment
 Outcome Category: Accessibility for the purpose of creating suitable living environments
 Goals Addressed: CD-4
 Funding: ~~\$179,555~~ \$49,555

Cordova Villa School Improvements

The improvements at Cordova Villa School, an elementary school in a target area, will foster community use of the facility. Proposed improvements will be approved by the Folsom Cordova Unified School District and also by community representatives.

2007-08 Output: 1 public facility improvement completed.
Objective: Suitable Living Environment
Outcome Category: Accessibility for the purpose of creating suitable living environments
Goals Addressed: CD-4

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Funding: \$130,000

PUBLIC SERVICES

Roots and Horizons

Roots and Horizons is a program that fosters safe and healthy mentoring relationships between children of incarcerated parents and professionals within the City. Currently partially funded by other grants, CDBG funding will allow the program fund its coordinator position, which is fully devoted to building mentor-child connections for residents of Rancho Cordova.

2007-08 Output: 20 children mentored
Objective: Suitable Living Environment
Outcome Category: Accessibility for the purpose of creating suitable living environments
Goals Addressed: CD-2, CD-3
Funding: \$24,877

Senior Nutrition Services (Meals on Wheels)

The Senior Nutrition Services program has two components: providing five hot meals per week to homebound seniors and providing lunches to seniors at the Cordova Senior Center. The program provides regular contact for homebound seniors. Funding will help pay for the personnel who prepare and deliver the meals.

2007-08 Output: 282 seniors provided with meals
Objective: Suitable Living Environment
Outcome Category: Accessibility for the purpose of creating suitable living environments
Goals Addressed: CD-1, CD-3
Funding: ~~\$34,990~~ \$44,990

Respite CLUB

The Respite CLUB (Caring, Laughing, Understanding, and Belonging) offers eight to ten hours of care per week to seniors with severe memory loss. The program benefits both participants and their full-time caregivers. Funding will allow the program to expand its hours of operation.

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2007-08 Output: 20 seniors provided care
Objective: Suitable Living Environment
Outcome Category: Accessibility for the purpose of creating suitable living environments
Goals Addressed: CD-1, CD-3
Funding: \$8,760

Sacramento Self-Help Housing

Sacramento Self-Help Housing provides counseling and housing referrals to homeless and near-homeless individuals and households. With funding, the organization plans to continue operating in the City's primary low-income service center, the Rancho Cordova Neighborhood Center.

2007-08 Output: 50 households provided counseling
Objective: Suitable Living Environment
Outcome Category: Accessibility for the purpose of creating suitable living environments
Goals Addressed: HA-1, CD-3
Funding: \$6,932

WEAVE

WEAVE is a domestic violence counseling program. They will extend their existing program to provide counseling services, including individual and group counseling, to residents of Rancho Cordova who have suffered from domestic violence.

2007-08 Output: 141 people provided counseling
Objective: Suitable Living Environment
Outcome Category: Accessibility for the purpose of creating suitable living environments
Goals Addressed: CD-3
Funding: \$16,875

Human Rights / Fair Housing Commission

The Human Rights/Fair Housing Commission provides fair housing services such as housing discrimination and tenant and landlord laws, complain investigation, outreach and education through public forums, distribution of fair housing brochures, and newspaper articles.

2007-08 Output: 160 households assisted

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Objective: ~~Suitable living environment~~

Outcome Category: ~~Accessibility for the purpose of creating suitable living environments~~

Goals Addressed: ~~HS-1, HS-2~~

Funding: ~~\$10,000~~

Ownership Counseling

Assist potential homebuyers in the purchasing process, as well as providing home buying counseling and education.

2007-08 Output: TBD

Objective: Suitable Living Environment

Outcome Category: Accessibility for the purpose of creating suitable living environments

Goals Addressed: CD-3

Funding: \$3,000

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PLANNING AND ADMINISTRATION ACTIVITIES

Planning and Administration

The planning and administration funding is intended to provide funding for general staff administration of CDBG programs and activities, including Integrated Disbursement and Information System (IDIS) training, program set-up, reporting, planning, and subrecipient training and monitoring.

2007-08 Output: Quality administration of the CDBG program, 1-2 staff members trained as necessary

Objective: Full compliance with all applicable CDBG and federal regulations and maintenance of a successful and innovative program.

Goals Addressed: PA-1

Funding: ~~\$140,581~~ \$120,581

Human Rights / Fair Housing Commission

The Human Rights/Fair Housing Commission provides fair housing services such as housing discrimination and tenant and landlord laws, complain investigation, outreach and education through public forums, distribution of fair housing brochures, and newspaper articles.

2007-08 Output: 260 households assisted

Objective: Suitable living environment

Outcome Category: Accessibility for the purpose of creating suitable living environments

Goals Addressed: HS-1, HS-2

Funding: \$20,000

GEOGRAPHIC DISTRIBUTION

Geographic distribution of activities is widely varied, but most take place in or near a low- and moderate-income area. The location of an activity largely depends on the type of activity and many of the City's 2007-08 activities, such as home repair and Meals on Wheels, are able to take place across the entire City. Figure 1 shows the location of the activities proposed to be funded in program year 2007-08. Not all of the activities funded through the CDBG program are shown in Figure 1 because some are community-wide, while the exact locations

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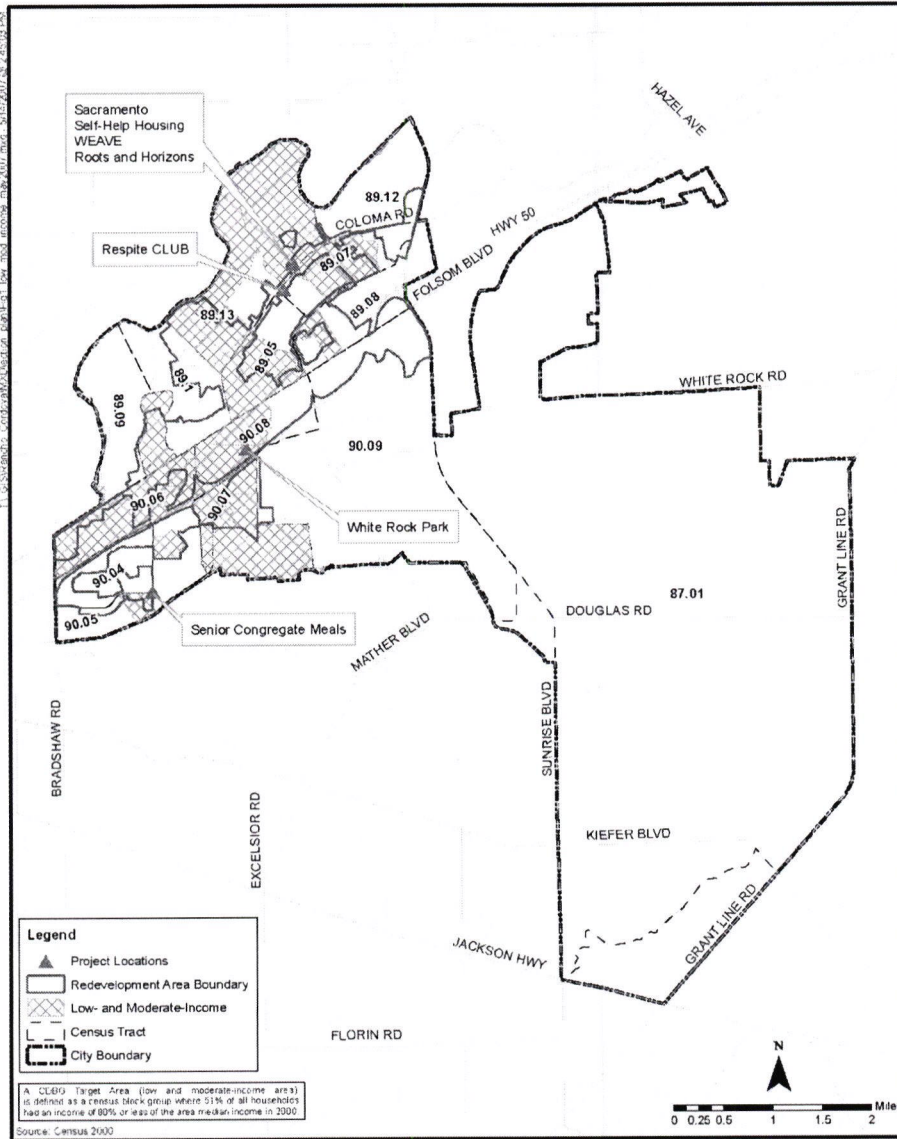
of others (e.g., housing rehabilitation) have yet to be determined. Figure 2 displays the location of activities in relation to low-income areas.

The rental housing inspection program and code enforcement activities funded by CDBG will take place in the City's designated redevelopment area. The investment of other public and private funds in these areas will provide a comprehensive approach to revitalization.

MINORITY DISTRIBUTION

The City of Rancho Cordova strives to make all of its programs and activities available to eligible low- and moderate-income residents regardless of sex, race, religious background, or disability. As a result, many programs, including emergency repair, senior services, and youth services, will be available to residents citywide. Programs with a specific location, such as White Rock Park, are located in areas with varying levels of minority concentration with an emphasis on higher concentration areas. Table 1 details the projects in the City; of these, the majority are available on a citywide basis. Projects that do have a specific, pre-determined geographic location are often located in or near areas of minority concentration, as seen in Figure 3.

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City of Rancho Cordova
Planning Department

Figure 1
Location of Proposed Projects
and Areas of Low- and Moderate-Income Concentration

2007-08 ACTION PLAN

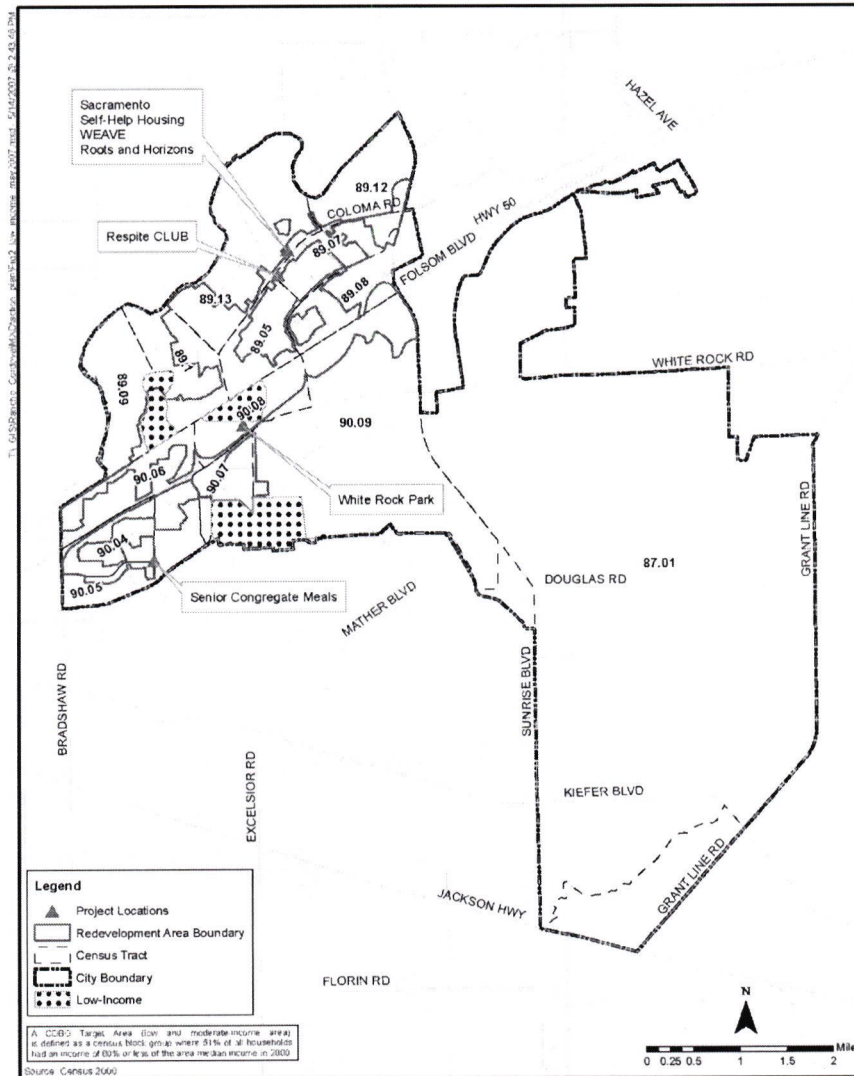


Figure 2
Location of Proposed Projects
and Areas of Low-Income Concentration



City of Rancho Cordova
Planning Department

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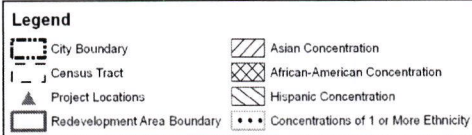
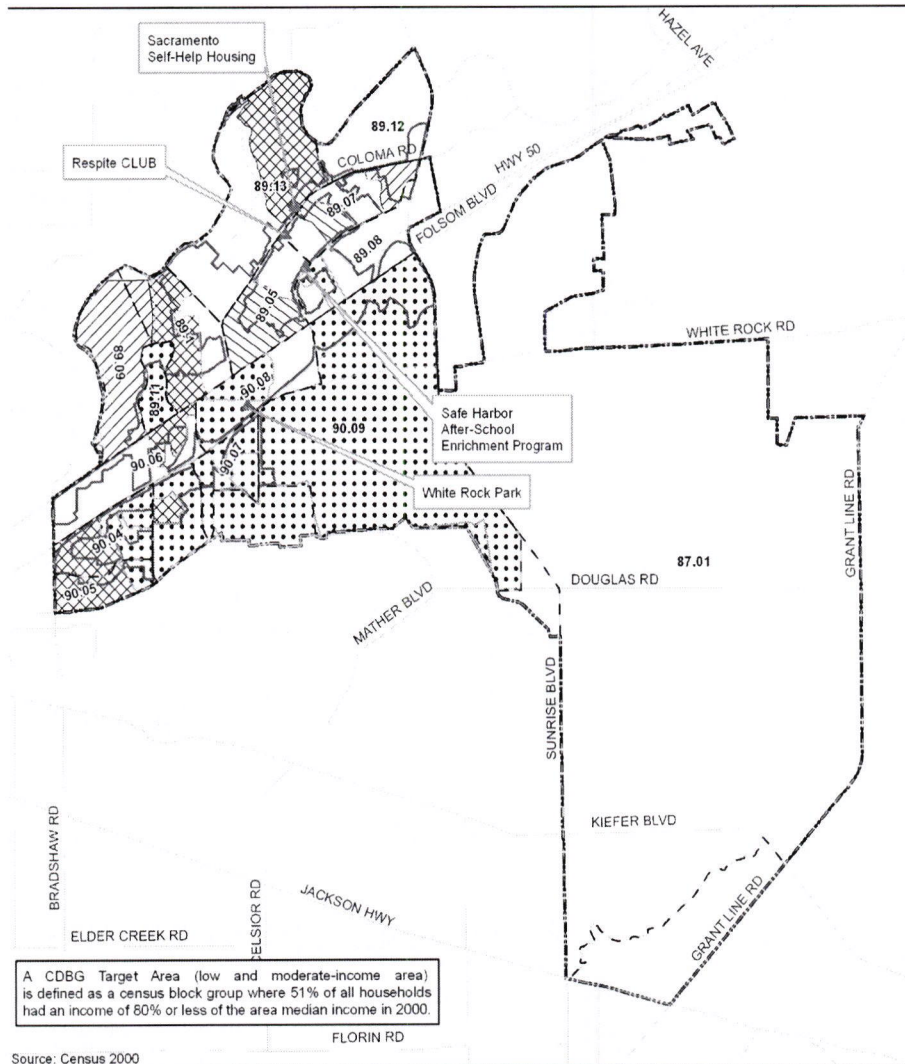


Figure 3
Location of Proposed Projects
and Areas of Minority Concentration

2007-08 ACTION PLAN

HOMELESS AND OTHER SPECIAL NEEDS POPULATIONS

The City's strategy related to the needs of the homeless, those at risk of homelessness, and other special needs populations involves funding a variety of supportive services offered locally or regionally to Rancho Cordova residents. Currently, Rancho Cordova is home to the Mather Community Campus, a major supportive housing facility for homeless individuals, but other resources have limited capacity. As a part of the City's plan to encourage a system of supportive services located in the City to allow for accessibility for residents, the City is funding several programs and services to assist its homeless and special needs populations. In 2007-08, these include:

- Homeless and family assistance to locate temporary or permanent housing, provided by Sacramento Self-Help Housing;
- Services for persons with disabilities, provided by the Respite CLUB and others;
- Services for victims of domestic violence, provided by WEAVE;
- Accessibility improvements, provided mainly under the Emergency Repair Loan Program;
- Senior services, provided by the Respite CLUB and Meals on Wheels; and
- Youth services, provided by Roots and Horizons.

In addition, the City's Housing Element includes several programs that provide for the development of affordable housing. The Element also removes potential constraints to housing for persons with disabilities.

ADDRESS OBSTACLES TO MEETING UNDERSERVED NEEDS

While there are several constraints to meeting the needs of target-income residents, the primary obstacle is the lack of available services within the City's boundaries. Many services are located in the City of Sacramento; additionally, those services located locally often do not have sufficient capacity to meet needs.

The City plans to use its CDBG funds to promote the local provision of services for low- and moderate-income residents in Rancho Cordova. Furthermore, the City will also encourage area service providers to offer services in the community. In the 2007-08 program

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year, several organizations (including Sacramento Self-Help Housing and WEAVE) are expected to provide services within Rancho Cordova.

FOSTER AND MAINTAIN AFFORDABLE HOUSING

The City's 2005-2007 Housing Element includes a number of important programs to facilitate the development of affordable housing in Rancho Cordova. Some of these programs include:

- Create a broad range of options available throughout the City that will result in the production of housing available to all income levels and that will result in the production of at least ten percent of housing in new neighborhoods being affordable to moderate- and lower-income households. (Action H.1.1.3)
- Pursue available and appropriate state and federal funding sources to support efforts to meet new construction needs of very low-, low-, and moderate-income households. (Action H.7.2.1)
- Update the existing Very Low Income Housing Trust Fund Fee (fee for non-residential development) to better address the needs and desires of the City. (Action H.7.4.1)
- Cooperate with affordable housing providers and provide regulatory and financial incentives to develop, acquire, rehabilitate, and/or manage housing affordable to very low-, low-, or moderate-income households. (Policy H.7.3)

Additional measures are identified and explained in detail in the City's Housing Element.

The City is currently exploring funding sources other than the Very Low Income Housing Trust Fund (VLIHTF) to promote affordable housing development. The VLIHTF is funded by impact fees collected on non-residential development in the City and funds housing appropriate to the City's workforce and affordable to households earning 0 to 50 percent of AMI. The City is exploring the option of collecting funds from market-rate residential development and using them to provide new housing affordable to households with incomes less than 80 percent of AMI (Action H.1.1.3).

In terms of maintaining affordable housing, the Housing Element includes an action item that promotes an owner-occupied housing rehabilitation program to assist the City in maintaining its stock of affordable ownership housing (Action H.2.2.1).

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Remove Barriers to Affordable Housing

The City is undertaking a number of actions to reduce potential barriers and constraints to affordable housing as well as housing for special needs populations. These include creating funds in support of affordable housing development, as well as offering fee reductions, regulatory incentives, density incentives, and several other options. These are described in more detail in the City's 2005-2007 Housing Element.

Develop Institutional Structure

The planned Housing and Neighborhood Services Division, within the Economic Development Department, will be responsible for the management, implementation, and monitoring of the Consolidated Plan documents, including the Action Plan.

The City will designate staff positions to administer the programs and activities funded with CDBG funds. These staff members will work with the individual City divisions, such as Public Works and Parks, to develop procedures and coordinate the administration of programs that will be carried out by these divisions. Designated staff will also work closely with the providers of CDBG-funded services and programs that are not carried out by the City.

Enhance Coordination

The City will continue its work with neighboring jurisdictions such as the County and the City of Sacramento, including Sacramento Housing and Redevelopment Agency, to address the regional issues that affect the needs of target-income persons as well as special needs populations. The City will also work with service providers and local, state, and federal agencies (e.g., HUD).

Public Housing Needs

There are ten apartment complexes that include some of the 747 affordable housing units in Rancho Cordova. Some of these units are administered by Sacramento Housing and Redevelopment Agency (SHRA), which serves as the public housing authority for Sacramento County. The City of Rancho Cordova does not have its own local housing authority. Resident initiatives are handled directly by SHRA.

Anti-Poverty Strategy

The City's anti-poverty strategy is based on revitalizing the City's existing housing stock to provide safe and decent places to live, and supporting social services agencies that provide various services that promote income and housing stability. In addition, the City's strategy is

2007-08 ACTION PLAN

to provide supportive services for target-income residents, including senior and youth services.

In the 2007-08 program year, the City plans the following anti-poverty programs:

- Senior nutrition program, also known as Meals on Wheels;
- Housing crisis intervention services, provided by Sacramento Self-Help Housing;
- Homeless services, provided by Sacramento Self-Help Housing and other organizations; and
- Housing grants for emergency repairs and accessibility improvements to single-family and mobile homes.

Lead-Based Paint Hazards

The City will provide lead-abatement assistance for residential units through its Emergency Repair Loan Program. The program will comply with the Residential Lead Based Paint Hazard Reduction Act of 1992 (Title X) and subsequent changes in September 1999. The procedures regarding lead-based paint will include the following:

- Notification;
- Identification; and
- Treatment (if necessary).

Monitoring Plan

The City of Rancho Cordova has developed a monitoring system to ensure that the activities carried out in furtherance of the Plan are done so in a timely manner in accordance with the federal monitoring requirements of 24 CFR 570.501(V) and 24 CFR 85.40 and all other applicable laws, regulations, policies, and sound management and accounting practices. The objectives of the monitoring plan are described in more detail in the Consolidated Plan.

MEMORANDUM



DATE: November 5, 2007
TO: Honorable Mayor and Council Members
FROM: Joseph Chapman, Deputy City Attorney
SUBJECT: AN ORDINANCE AMENDING RANCHO CORDOVA MUNICIPAL CODE CHAPTER 9.28, "CURFEW"

RECOMMENDATION

Waive first reading and Introduction Ordinance No. 23-2007.

RESULT OF RECOMMENDED ACTION

This ordinance will amend the City's daytime curfew regulations in order to improve enforcement coordination with the various school districts serving the City.

BACKGROUND

Earlier this year, City staff and Mayor Sander were approached by officials of the Folsom-Cordova Unified School District, including Joseph Piazza, who serves as the District's supervisor for child welfare and attendance, about amending the City's current curfew regulations. Mayor Sander requested the City Attorney's Office prepare the attached ordinance and place it before the Council for consideration.

The District, which serves both Rancho Cordova and Folsom, is requesting the City update its current curfew regulations in order that they more closely mirror those regulations currently in effect in Folsom. The objective is to have a unified approach to truancy enforcement within the District that, according to Mr. Piazza, will go beyond what other jurisdictions and school districts in the state have done jointly with respect to truancy.

Under the City's current daytime curfew regulations, a student can only be cited if they are found in public places during school hours. In Mr. Piazza's opinion, this greatly reduces the ability of the District to effectively combat truancy within Rancho Cordova.

The ordinance adopted by the City of Folsom, while in many respects similar to the City's current regulations, provides that a student absent from school without a valid excuse can be cited anywhere they are found, including their home. The District has asked that Rancho Cordova now add this ability to the City's current curfew regulations.

Although Folsom-Cordova has requested the proposed changes, the new regulations will be applicable to students served by any of the school districts operating within the

City. Staff circulated the draft ordinance to the Sacramento City USD, the San Juan USD and the Elk Grove USD for comment. As of October 29, staff had not received any comments from those entities objecting to the proposed regulations or requesting changes.

REQUESTED MOTION

"I move that the City Council introduce Ordinance No. 23-2007 amending Rancho Cordova Municipal Code Chapter 9.28, "Curfew," waive the first reading and continue the ordinance to the November 19, 2007, City Council meeting for adoption.

ATTACHMENT

Ordinance No. 23-2007

CITY OF RANCHO CORDOVA

ORDINANCE NO. 23-2007

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
RANCHO CORDOVA AMENDING RANCHO CORDOVA
MUNICIPAL CODE CHAPTER 9.28, "CURFEW"**

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

SECTION 1. Chapter 9.28, "Curfew," of the Rancho Cordova Municipal Code is hereby
amended to read as follows:

"CHAPTER 9.28

9.28.010	Definitions.
9.28.020	Nighttime Curfew.
9.28.030	Daytime Curfew -Truancy.
9.28.040	Penalty for Violation.
9.28.050	Cost Recovery.

9.28.010 Definitions.

As used in this chapter:

A. "Compulsory education" or "compulsory continuing education" shall have the
meaning set forth in California Education Code Section 48200.

B. "School attendance hours" means and includes the hours designated as the length of
the school day on the days school is in session according to the governing board of the school
district.

C. "School district" means any school district that governs the operation of elementary
and secondary schools within the City.

9.28.020 Nighttime Curfew.

A. It is unlawful for any minor under the age of eighteen years to loiter, idle, wander, stroll,
aimlessly drive or ride about, or play in or upon the public streets, highways, roads, alleys, park,
playgrounds, or other public grounds, public places and public buildings, places of amusement
and eating places, vacant lots or any unsupervised place between the hours of 10:00 p.m. and
daylight immediately following; provided, however, that the provisions of this section do not
apply:

1. When the minor is accompanied by his or her parents, guardian or other adult person
having the care and custody of the minor;

2. When the minor is upon an emergency errand directed by his or her parent or
guardian or other adult person having the care and custody of the minor;

3. When the minor is returning directly home from a public meeting, or a place of public
entertainment, such as a movie, play, sporting event or school activity; or

4. When the presence of such minor in said place or places is connected with or required with respect to a business, trade, profession or occupation in which the minor is lawfully engaged.

B. It is unlawful for the parent, guardian or other adult person having the care and custody of a minor under the age of eighteen years, to permit or allow such minor to loiter, idle, wander, stroll, aimlessly drive or ride about or play in or upon the public streets, highways, roads, alleys, parks, playgrounds, or other public grounds, public places and public buildings, places of amusement and eating places, vacant lots, or any other unsupervised place between the hours of 10:00 p.m. and daylight immediately following in violation of Section 9.28.020(A).

C. Each violation of the provisions of this section shall constitute a separate offense.

9.28.030 Daytime Curfew - Truancy.

A. It is unlawful for any student, who is subject to compulsory education or to compulsory continuing education, to be absent from school during school attendance hours on days when said student's school is in session. This section does not apply:

1. When the student is accompanied by his or her parent, guardian, or other adult person having the care or custody of the student; or

2. When the student is on an emergency errand directed by his or her parent or guardian or other adult person having care or custody of the student; or

3. When the student is going or coming directly to or from a medical appointment; or

4. To any student who has permission to leave school campus for lunch or school-related activity and has in his or her possession a valid, school issued, off-campus permit; or

5. When the student is exempt by law from compulsory education or compulsory continuation education; or

6. When the minor is going to or returning directly from a public meeting or place of public entertainment, such as a movie, play, sporting event, dance or school activity, provided such meeting, event or activity is a school-approved activity for the minor or the minor is otherwise under the supervision of school personnel;

7. When the presence of the minor away from school is connected with or required by a school-approved or school-related business, trade, profession or occupation in which the student is lawfully engaged; or

8. When the student is authorized to be absent from his or her school pursuant to the provisions of Cal. Education Code § 48205, or any other applicable state or federal law.

B. It is unlawful for the parent, guardian or other adult person having the care and custody of a student, to permit or allow such student to be absent from school during school attendance hours when said student's school is in session in violation of Section 9.28.030(A).

C. Each violation of the provisions of this section shall constitute a separate offense.

9.28.040 Penalty for Violation.

A. Each violation of this Chapter shall constitute an infraction and shall be punishable by a fine not to exceed \$500 in accordance with Government Code Section 36900(b) or successor statute.

B. Prior to the commencement of any enforcement action taken pursuant to this section, the enforcement authority shall issue a warning notice to the minor or student and his or her parent(s) or legal guardian(s). The warning notice shall be in a form approved by the Chief of Police.

C. If a subsequent violation of Section 9.28.030 occurs after the service of a warning notice, the minor and his or her parent(s) or legal guardian(s) shall be subject to the penalties set forth in Section 9.28.060.

D. The enforcement authority shall make a good faith effort to issue a warning notice prior to the commencement of any enforcement action taken pursuant to Section 9.28.060. However, the failure to serve a warning notice prior to the commencement of any enforcement action taken pursuant to Section 9.28.060 shall not invalidate further enforcement proceedings under this chapter.

9.28.050 Cost Recovery.

A. *Determination by Court.* In addition to the other penalties imposed by this chapter, if a court determines that a minor under 18 years of age is subject to civil or criminal liability based on violation of this chapter, it may provide that the parent(s) or legal guardian(s) of the minor shall be jointly and severally liable for the cost of providing law enforcement personnel to supervise the minor during his or her detention, over and above the cost of services normally provided by the city's law enforcement agency.

B. *Determination by Chief of Police.* When the chief of police or designee thereof determines that the city's law enforcement agency incurred costs over and above the cost of services normally provided by the agency in providing law enforcement personnel to supervise a minor during his or her detention for violation of this chapter, and when it has been determined by a court that the minor was civilly or criminally liable for such misconduct, the parent(s) or legal guardian(s) of the minor may be assessed, and billed for, such additional costs.

C. *Appeal.* Any person receiving a bill for police services pursuant to this chapter may, within 15 days after the billing date, file a written request appealing the imposition of said charges. Any billing sent pursuant to this section shall inform the billed party of the right to appeal said billing. Any appeal regarding such billing shall be heard by the City Manager, or his or her designee, as the Hearing Officer. Within ten days after the hearing, the Hearing Officer shall give written notice of the decision to the appellant. Upon the filing of a request for an appeal, payment of the bill for the police services shall be suspended until notice of the decision of the Hearing Officer. If the appeal is denied in part or in full, all amounts due to the city shall be paid within 30 days after notice of the decision of the Hearing Officer.

SECTION 2: Severability

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

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

SECTION 3: Effective Date and Publication

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

ADOPTED THIS ____ day of _____ 2007, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David M. Sander, Mayor

ATTEST:

Anna Olea-Moger, CMC, City Clerk