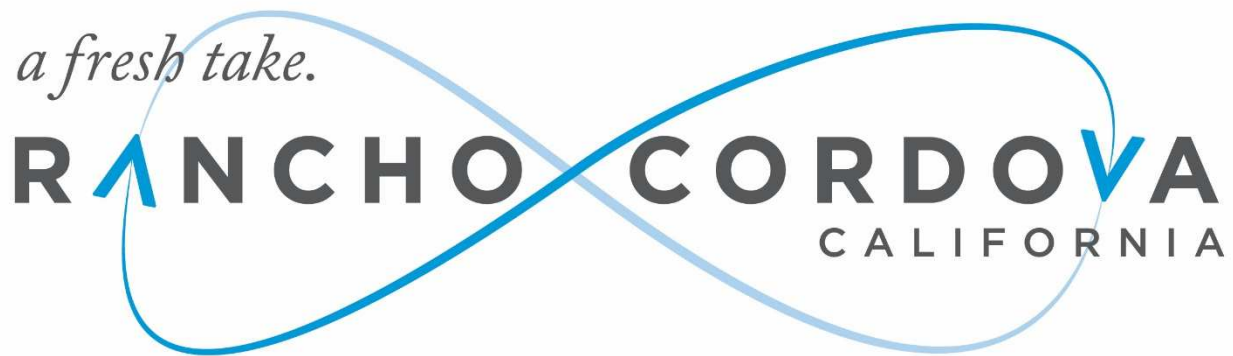


CITY OF RANCHO CORDOVA



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

Monday, April 03, 2017

4:00 PM – Special Meeting

5:30 PM – Regular Meeting

AGENDA

Donald Terry, Mayor

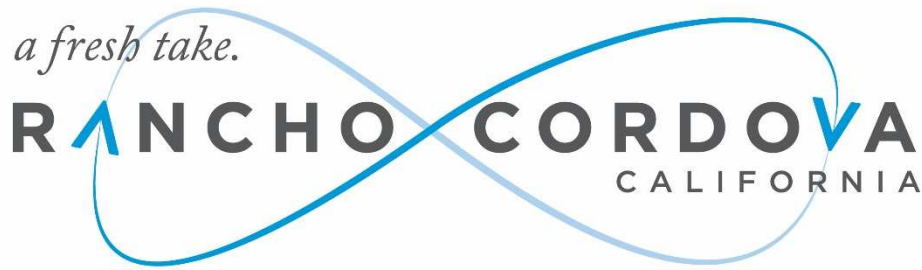
Linda Budge, Vice Mayor

Robert J. McGarvey, Council Member

Dan Skoglund, Council Member

David Sander, Council Member

CITY OF RANCHO CORDOVA



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

City Hall
2729 Prospect Park Drive, Rancho Cordova

Monday, April 03, 2017

4:00 PM – Special Meeting
American River Community Room North

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

AGENDA

1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

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

2. PUBLIC COMMENT

At a special meeting, citizens wishing to address the Council for any matter on the agenda may do so at the time the matter is discussed. Under the provisions of the California Government Code, the City Council is prohibited from discussing or taking action on any item not on the agenda.

3. SPECIAL MEETING ITEM

- 3.1 **Subject:** Westborough Specific Plan – Located South of Highway 50, east of Folsom South Canal and north of White Rock Road.
Recommendation: Introduce the new preliminary concept and specific plan for council review and comments.
Result of Recommended Action: Preliminary Council comments will inform staff and the project applicants on whether the proposed land plan is reasonably consistent with City expectations. If the Council determines the project is reasonably consistent with the City's goals and vision, then the project review will proceed to more detailed

analysis of project design, environmental review, project infrastructure and financial obligations.

Staff Report: Aaron Busch, Community Development Director.

Advances Goals: 1, 2, 6.

4. ADJOURNMENT OF SPECIAL MEETING

Mayor Terry will adjourn the special meeting to regular meeting in the David B. Roberts Council Chambers.

5. REGULAR MEETING - CALL TO ORDER / ROLL CALL

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

6. METRO CABLE TV TELEVISION ANNOUNCEMENT

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

7. PLEDGE OF ALLEGIANCE

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

8. INVOCATION

Law Enforcement Chaplaincy of Sacramento will give the invocation.

9. PRESENTATIONS

- 9.1 Volunteer Recognition and Presentation of Kudos Awards by Republic Services for Cordova Villa Neighborhood Cleanup Event.
- 9.2 Introduce New City Employee Asha Kreiling, Assistant Communications Specialist by Maria Kniestedt, Communications and Legislative Affairs Manager.

10. 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 Speaker Card to the City Clerk. For items on the agenda, speakers will be called up to the podium by the Mayor at the point on the agenda when the item will be heard. Speakers are encouraged to keep comments to three minutes or less and to state name and community of residence.

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

11. COUNCIL REPORTS

12. CITY MANAGER'S REPORT

13. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

- 13.1 **Subject:** Meeting Minutes of March 20, 2017 Regular Meeting and March 28, 2017 Special Meeting.
Recommendation: Adopt Minutes.
- 13.2 **Subject:** 2016 General Plan Annual Report.
Recommendation: Receive the 2016 General Plan Annual Report as required by State law.
Result of Recommended Action: By receiving this report, the City Council is satisfying its statutory obligation under State law. No further action is required on the part of the City Council. The purpose of the report is to provide an annual accounting of implementation of the General Plan.
Staff Report: Aaron Busch, Community Development Director.
Advances Goals: 1, 2, 6.
- 13.3 **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendment 127-2015-2 with Mark Thomas & Company for the Design of Chase Drive Corridor Improvements Increasing the Contract Amount from \$360,820 to \$430,820 and Extending the Term to December 31, 2019.
Recommendation: Adopt Resolution 43-2017.
Result of Recommended Action: Adoption of Resolution 43-2017 will authorize the City Manager to execute contract amendment 127-2015-2 with Mark Thomas & Company for the design of Chase Drive corridor improvements increasing the contract amount from \$360,820 to \$430,820 and extending the expiration to December 31, 2019. The amended contract will allow for additional environmental and design services needed to comply with requirements of the received Highway Safety Improvements Program Grant.
Staff Report: Albert Stricker, Public Works Director and Rupa Somavarapu, Senior Civil Engineer.
Advances Goals: 1, 2, 5.
- 13.4 **Subject:** Approve Parcel Map of Subdivision No. RC-03-027.01A Sunridge Village Large Lot Map Located Southeast of the Intersection of Douglas Road and Rancho Cordova Parkway.
Recommendation: Approval of Parcel Map of Subdivision No. RC-03-027.01A Sunridge Village Large Lot Map; located at the southeast corner of Douglas Road and Rancho Cordova Parkway.
Result of Recommended Action: Approval of this recommendation will result in the recording of the parcel map creating four separate parcels.
Staff Report: Albert Stricker, Public Works Director.
Advances Goals: 1, 2.
- 13.5 **Subject:** A Resolution Authorizing the City Manager to Execute Agreement for Cost Sharing 38-2017 with County of Sacramento for a Joint Roadway Median Landscaping Project along Sunrise Boulevard from Gold County Boulevard to South Bridge Street.
Recommendation: Adopt Resolution 42-2017.
Result of Recommended Action: Adoption of Resolution 42-2017 will authorize the City Manager to execute Agreement for Cost Sharing 38-2017 with the County of Sacramento for a joint roadway median landscaping project along Sunrise Boulevard from Gold County Boulevard to South Bridge Street.

Staff Report: Albert Stricker, Public Works Director and Rupa Somavarapu, Senior Engineer.

Advances Goals: 1, 2, 5.

14. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

NONE.

15. PUBLIC HEARING ITEMS

- 15.1 **Subject:** Creekside Commerce Center Subdivision Map Extension; Project No. DD9687 – Located at southwest corner of Zinfandel Drive and North Mather Boulevard; APN: 072-2860-001-0000 – Continued from the March 20, 2017 Meeting.

Recommendation: Adopt Resolution 41-2017.

Result of Recommended Action: Adoption of the above resolution would extend the expiration date of the tentative subdivision map for an additional 3-years. No other modifications to the project are proposed with this request.

Staff Report: Nicholas Sosa, Assistant Planner.

Advances Goals: 1, 2, 5.

16. REGULAR CALENDAR ITEMS

- 16.1 **Subject:** Update on the Fiscal Year 2017/2018 Community Enhancement Fund Grant Applications Received and the Fiscal Year 2016/2017 Folsom Lake College/Rancho Cordova Promise Program.

Recommendation: Staff to provide an update on the fiscal year 2017/2018 Community Enhancement Fund grant applications received and the preliminary results of the fiscal year 2016/2017 Folsom Lake College/Rancho Cordova Promise Program.

Result of Recommended Action: Council will receive a summary of Community Enhancement Fund grant applications received and provide direction on the timeline and the process for project selection and awarding of Community Enhancement Fund grants for the upcoming fiscal year. Staff will return with an update at the next City Council meeting and provide Council with an adjusted summary of the grant applications received including staffs' evaluation of each application for compliance with the criteria established by Council. At the next City Council meeting, staff will also provide the final number of eligible applications received by Folsom Lake College for the Folsom Lake College/Rancho Cordova Promise Program. That update may include recommended options to reprogram unexpended funding in fiscal year 2016/2017 to the Promise Program.

Staff Report: Stacy Delaney, Community Enhancement Analyst

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

17. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

18. ADJOURNMENT

ADDITIONAL INFORMATION

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

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

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

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

UPCOMING MEETINGS	
Wednesday, April 5, 2017	8:30 AM – 12:00 PM Special Meeting
Monday, April 17, 2017	5:30 PM Regular Meeting
Tuesday, April 25, 2017	5:30 PM Special Meeting/Work Session
Monday, May 1, 2017	MEETING CANCELLED
Tuesday, May 9, 2017	5:30 PM Special Meeting/Work Session
Monday, May 15, 2017	5:30 PM Regular Meeting
Tuesday, May 23, 2017	5:30 PM Special Meeting/Work Session
Wednesday, May 24, 2017	5:30 PM Special Meeting/Work Session
Monday, June 5, 2017	4:00 PM Special Meeting/Study Session 5:30 PM Regular Meeting
Monday, June 19, 2017	5:30 PM Regular Meeting
Tuesday, June 27, 2017	5:30 PM Special Meeting/Work Session
Monday, July 3, 2017	MEETING CANCELLED
Monday, July 17, 2017	MEETING CANCELLED
Tuesday, July 25, 2017	5:30 PM Special Meeting/Work Session-ONLY IF NEEDED
Monday, August 7, 2017	4:00 PM Special Meeting/Study Session 5:30 PM Regular Meeting
Monday, August 21, 2017	5:30 PM Regular Meeting
Tuesday, August 29, 2017	5:30 PM Special Meeting/Work Session

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

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

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

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

CERTIFICATION OF POSTING OF AGENDA

I, Mindy Cuppy, MMC, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the Monday, April 03, 2017 Special and Regular Meeting of the Rancho Cordova City Council/Successor Agency to the CRA/RCFC was posted and available for review on Friday, March 31, 2017 at City Hall of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670. The agenda is also available on the city website at www.cityofranhocordova.org.

Signed Friday, March 31, 2017 at Rancho Cordova, California.


Mindy Cuppy, MMC, City Clerk

Westborough at Easton

Rancho Cordova, California

City of Rancho Cordova, City Council Special Session
April 3, 2017



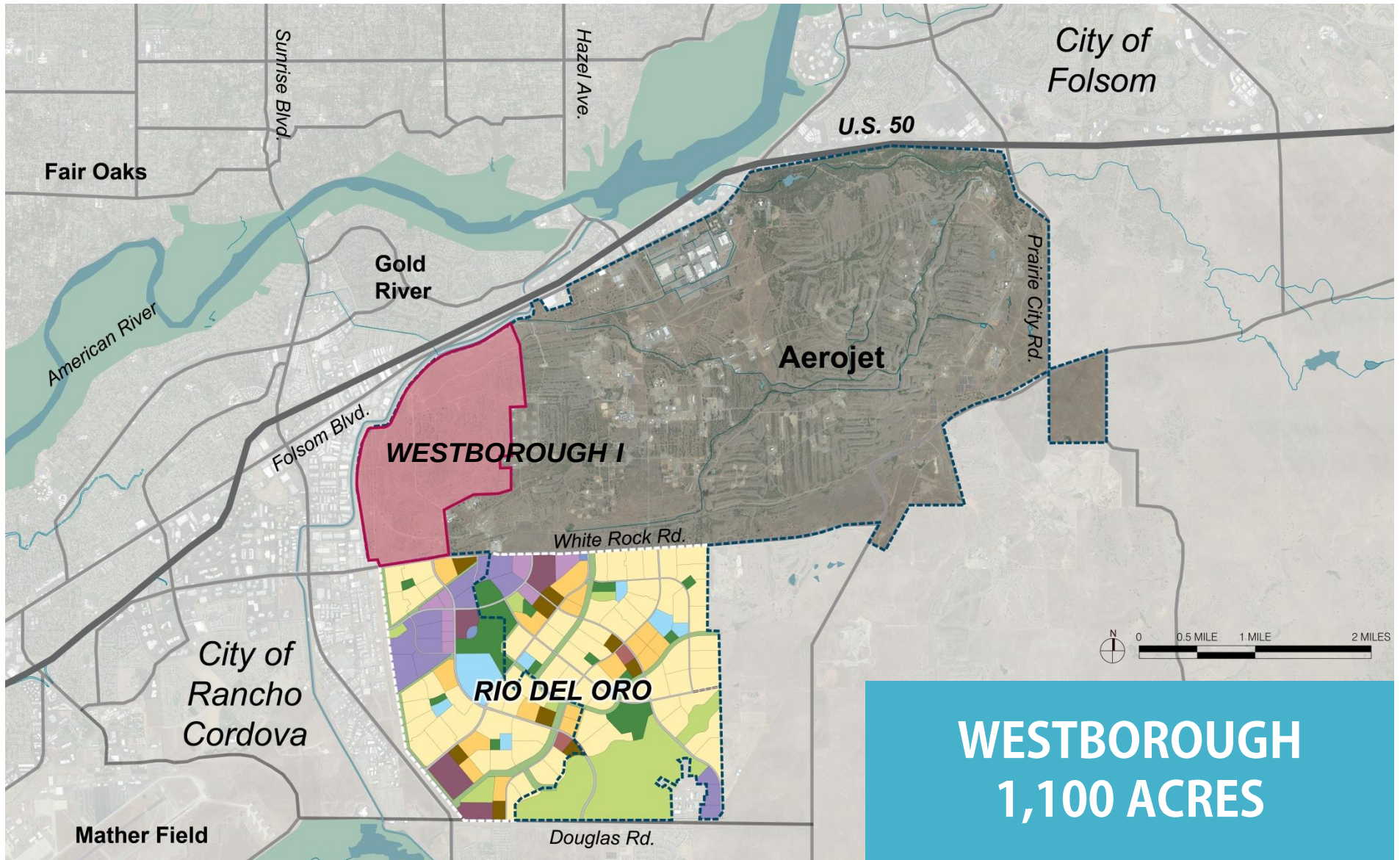
PRESENTATION CONTENTS

1. Introduction and Purpose
2. Our Vision
3. Guiding Principles
4. District Concept Plan
5. Key Considerations
6. Process
7. Next Steps

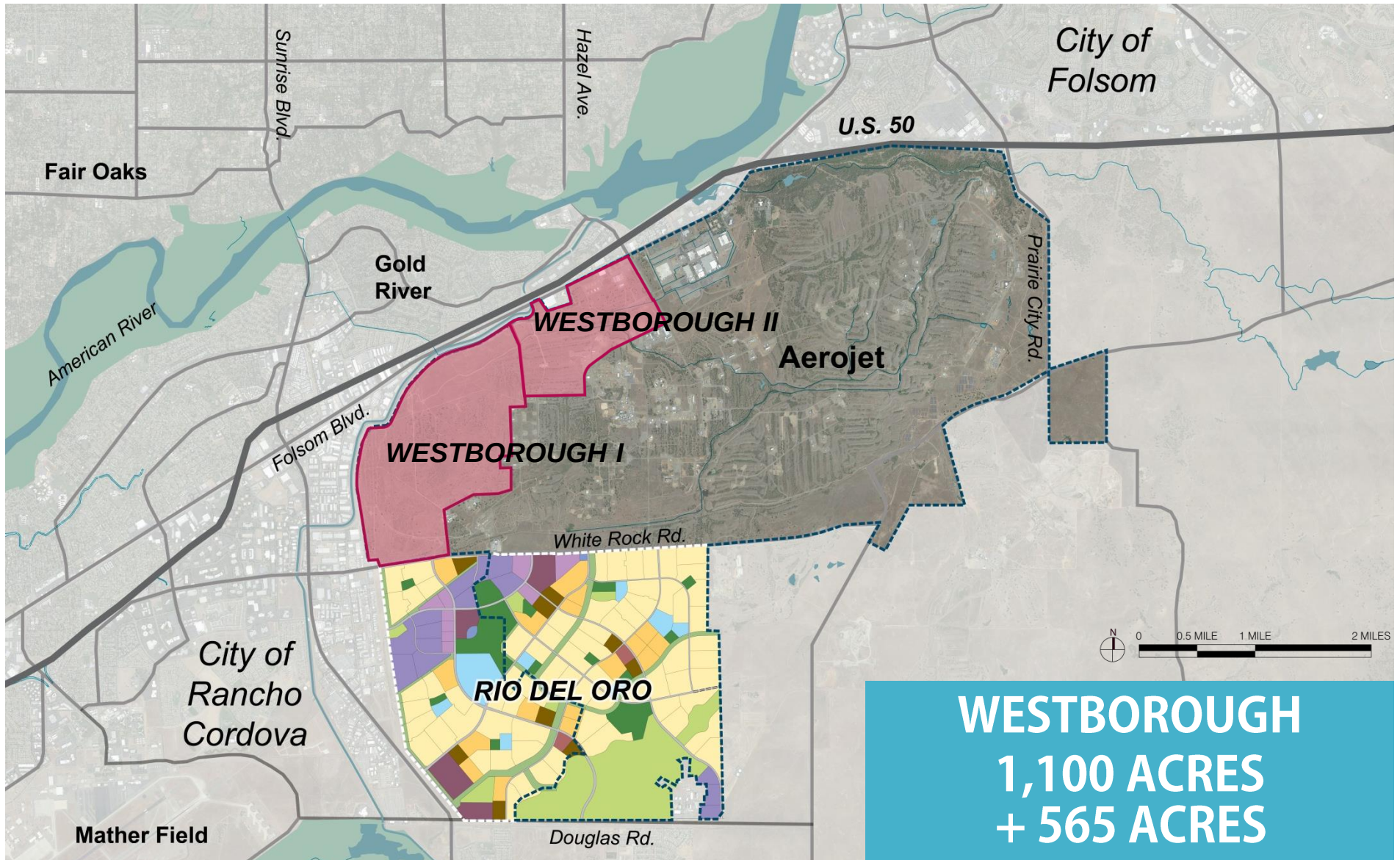
INTRODUCTION AND PURPOSE

- **Introduce the new Westborough Specific Plan (WSP) to the City Council**
 - Share expanded boundaries of “New WSP”
 - Introduce applicant team
- **Introduce Vision, Guiding Principles and District Concept Plan**
- **Identify key considerations and next steps of the Planning Process:**
 - Conceptual Land Use Planning
 - Market Feasibility Analysis
 - Sphere of Influence Adjustment/Municipal Services Review
 - Environmental Impact Report
 - Specific Plan Document
 - LAFCo Annexation

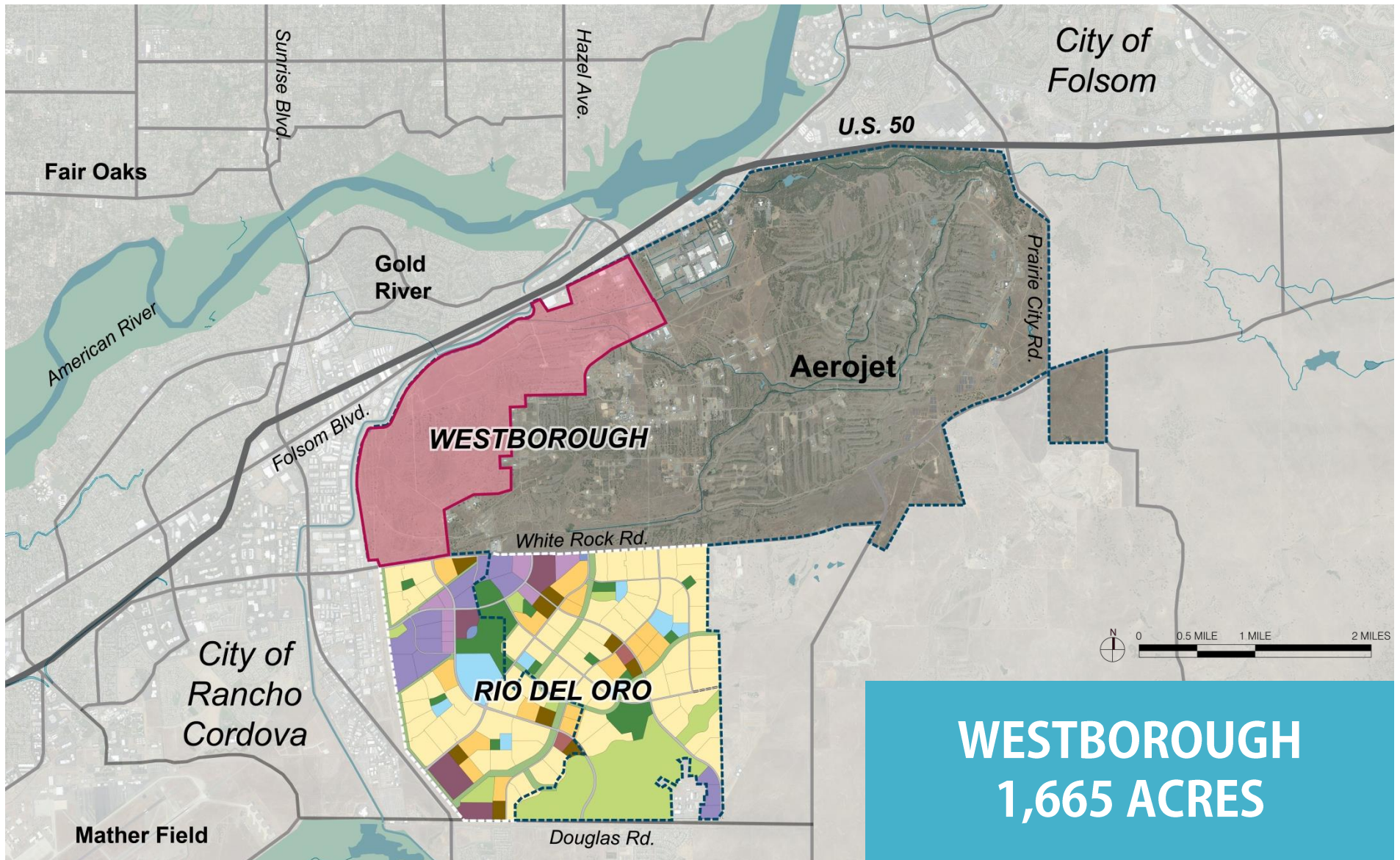
INTRODUCTION AND PURPOSE



INTRODUCTION AND PURPOSE



INTRODUCTION AND PURPOSE



INTRODUCTION AND PURPOSE



AECOM SAN FRANCISCO WESTBOROUGH TEAM:
Working with Easton Development Company since 2009.

INTRODUCTION AND PURPOSE



AECOM San Francisco by the Numbers

200+ San Francisco
employees

13 Number of business
groups under one roof

50+ On-going
projects

\$20 mil + Annual contracted
project value

INTRODUCTION AND PURPOSE



24+ different AECOM offices that we collaborate with

INTRODUCTION AND PURPOSE



INTRODUCTION AND PURPOSE



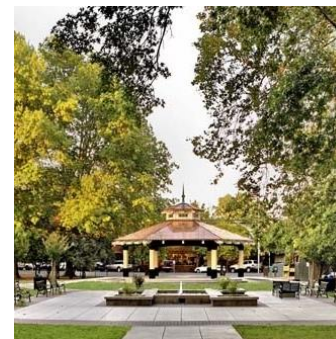
As part of our Master Planning and Urban Design practice, our team specializes in:

- Compact, walkable mixed-use communities
- Integrated open space systems
- Sustainable community design
- Incorporating bicycle, pedestrian and transit infrastructure

Our team is excited to work with the City of Rancho Cordova on the Westborough community.

OUR VISION

Westborough at Easton is envisioned to be a place where open space, great neighborhoods, employment opportunities, and commercial amenities are combined into a lively and inviting place for residents and visitors to enjoy.



OUR VISION

Open Space

Housing

Community

Sustainability

The vision for Westborough is based on four pillars, which are consistent with:

- The Westborough Guiding Principles;
- The Rancho Cordova General Plan; and
- The Sacramento Area Council of Governments.

GUIDING PRINCIPLES

Open Space

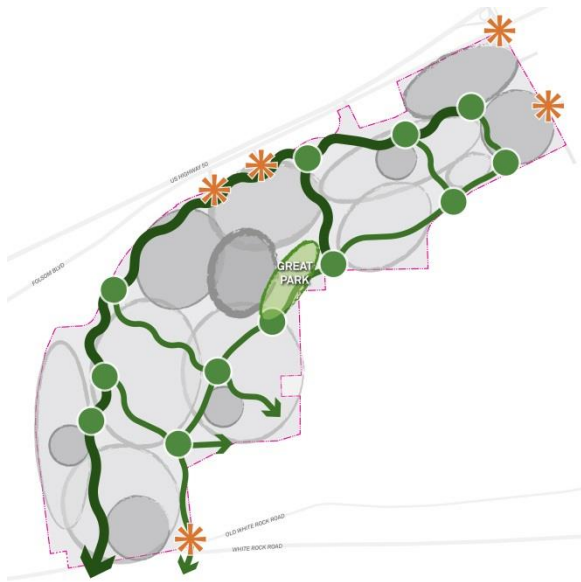


Building on Westborough Guiding Principles:

- *Celebrate Open Space*
- *Complement Existing Natural Resources through Open Space Design*



GUIDING PRINCIPLES



The Great Park



Neighborhood Green

Parks & Open Spaces

The open space network serves to weave the different districts, villages and neighborhoods within Westborough together into a cohesive community by facilitating connections between green nodes and all components of the community.



Westborough Greenbelt



Urban Plaza

GUIDING PRINCIPLES



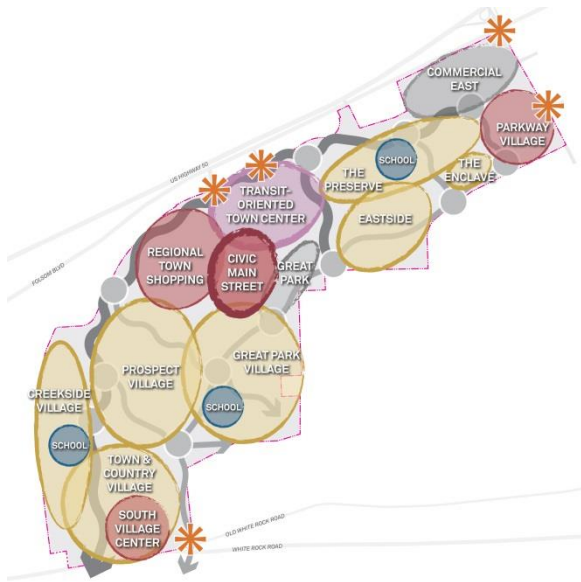
Housing



Building on Westborough Guiding Principles:

- *Promote Housing Diversity*
- *Create Livable Neighborhoods*
- *Establish High-Quality Design throughout*

GUIDING PRINCIPLES



Low Density Residential



Medium Density Residential

Housing Diversity

Westborough will provide a variety of housing types and densities tailored to meet the needs of families with a range of household incomes and preferences.



High Density Residential



Mixed Use

GUIDING PRINCIPLES



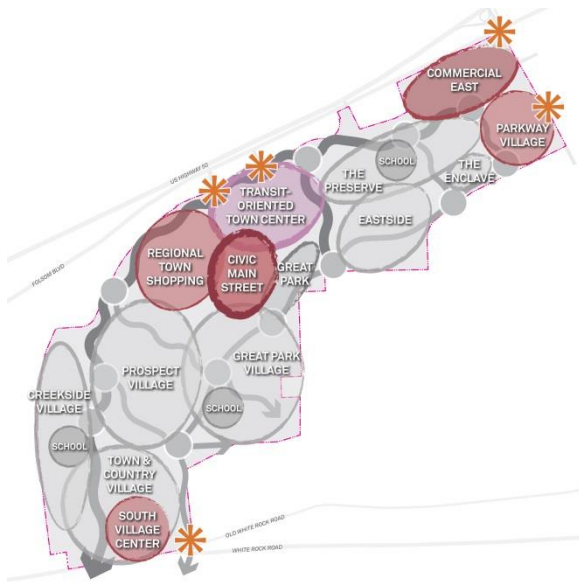
Building on Westborough Guiding Principles:

- *Establish Community*
- *Ensure Community Vitality*
- *Establish High-Quality Design throughout*

Community



GUIDING PRINCIPLES



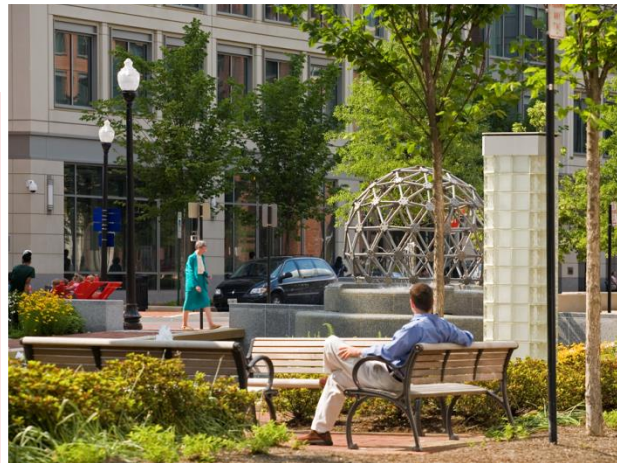
Civic Main Street



Regional Shopping

Community Vitality

Westborough is envisioned to be a place where open space, great neighborhoods, employment opportunities, and commercial amenities are combined into a lively and inviting place for residents and visitors to enjoy.



Transit-Oriented Town Center



Village Center

GUIDING PRINCIPLES

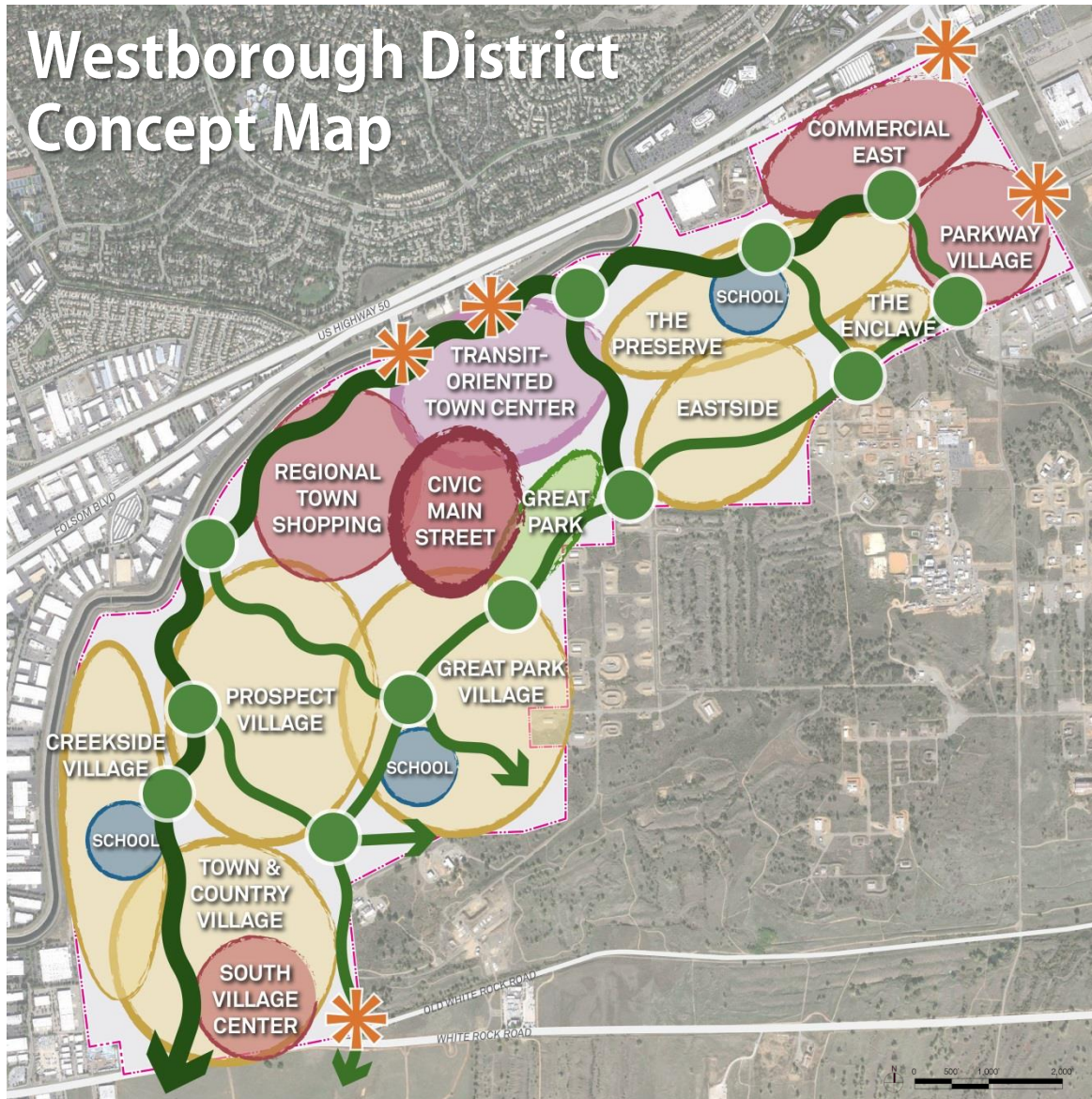


Building on Westborough Guiding Principles:

- *Provide Multi-Modal Transportation Options*
- *Promote a Sustainable Community*

DISTRICT CONCEPT

Westborough District Concept Map



Guiding Principles

- Celebrate Open Space
- Complement Existing Natural Resources through Open Space Design
- Establish Community
- Promote Housing Diversity
- Provide Multi-Modal Transportation Options
- Create Livable Neighborhoods
- Establish High-Quality Design Throughout
- Promote a Sustainable Community
- Ensure Community Vitality



Key Considerations, Process and Next Steps

KEY CONSIDERATIONS

CHALLENGES:

- Location of Folsom South Canal and road crossings (BLM)
- Timing of Rancho Cordova Parkway interchange project
- Alternative Circulation System
- Water supply
- Westborough is in two jurisdictions (SOI / annexation)
- Aerojet remediation ongoing and takes time

KEY CONSIDERATIONS

The key components of the Planning Process include:

- Conceptual Land Use Planning
 - Land Use Plan is the baseline for all subsequent studies and analyses
- Market Feasibility Analysis
 - Determines if Land Use Plan is balanced appropriately
- Sphere Of Influence Adjustment/Municipal Services Review
 - Requires separate CEQA analysis for LAFCo review and approval



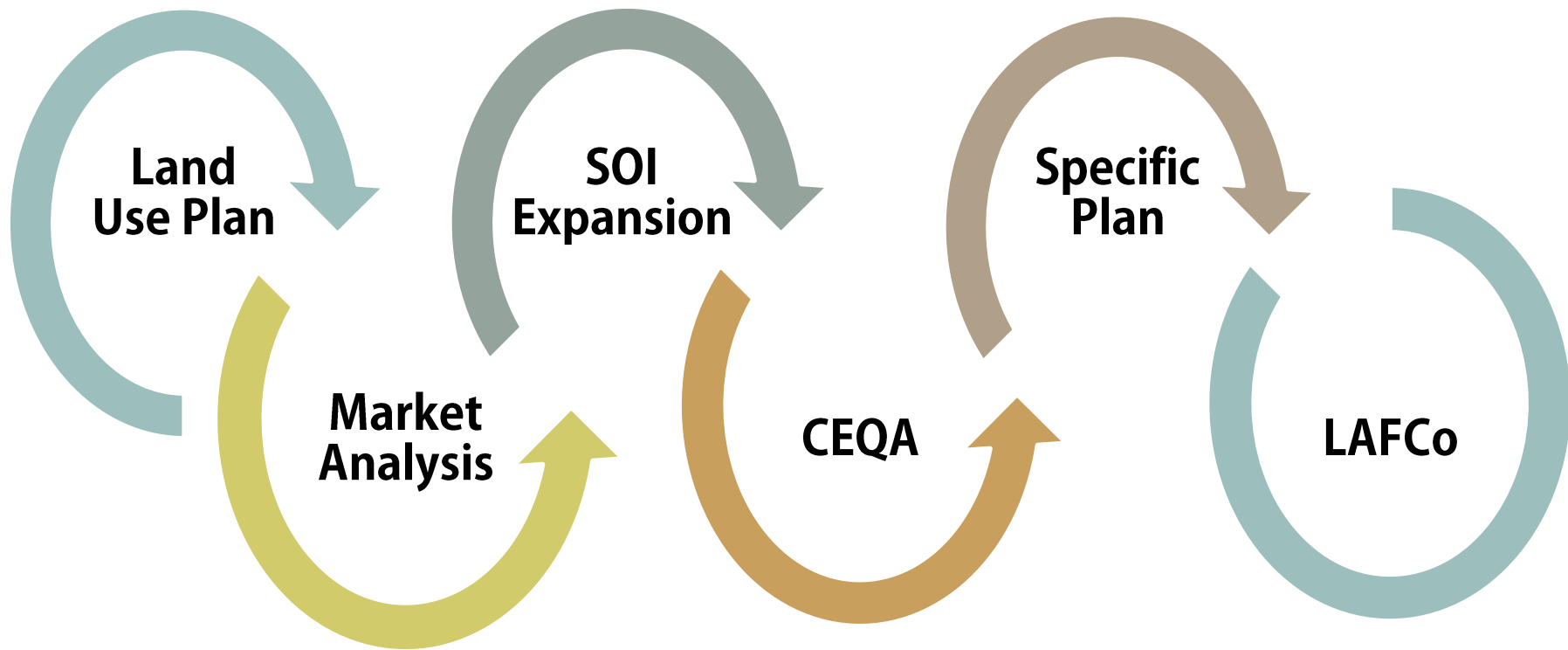
KEY CONSIDERATIONS



Key components of the Planning Process continued...

- Environmental Impact Report
 - City to contract a separate consultant to prepare CEQA document(s)
- Specific Plan Document
 - Easton consultant (AECOM) to prepare Plan document
- LAFCo Annexation
 - Required at end of process and must include Tax Sharing Agreement with County

PROCESS



NEXT STEPS

- Feedback from City Council
- Work on Land Use Plan
- Present to City Council
- Begin Sphere of Influence Process (SOI)
- Market Feasibility Study
- Entitlement
- Allow flexibility in the design / zoning

Thank You



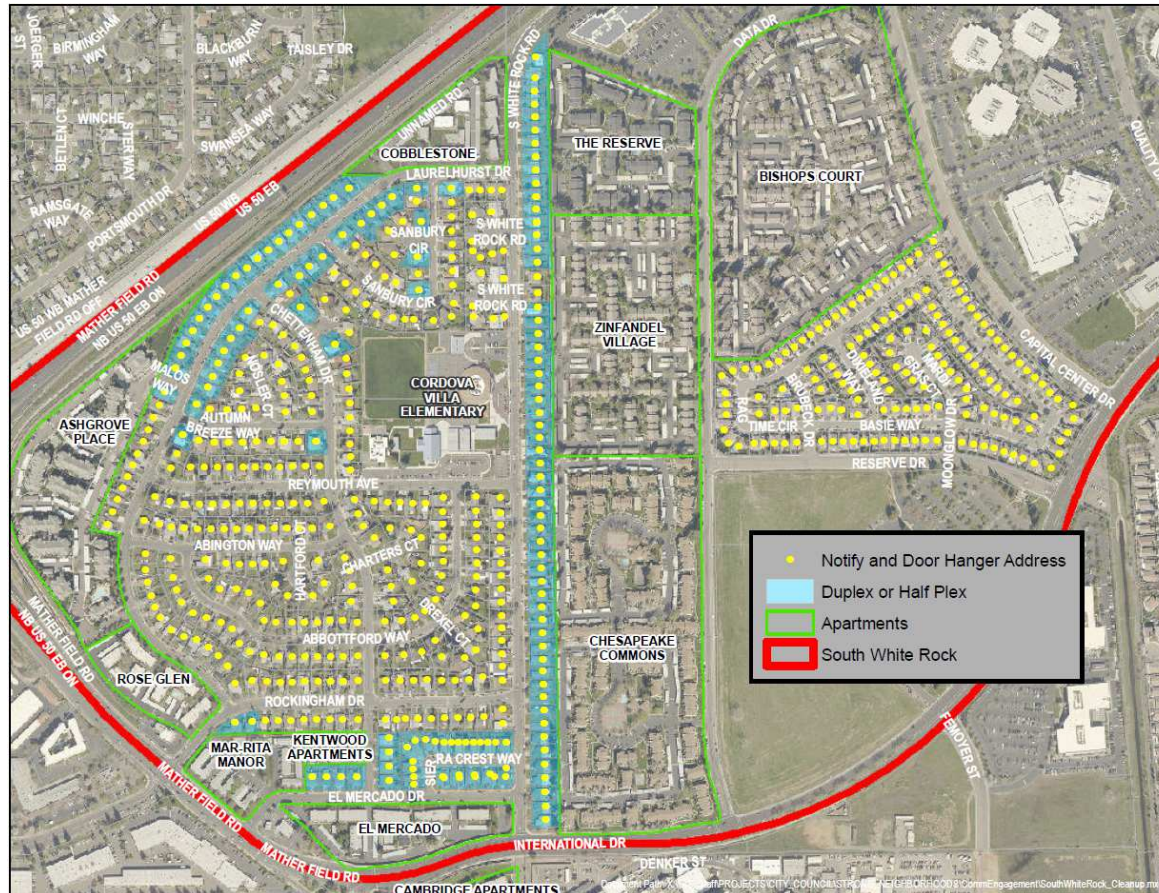
South White Rock Neighborhood Cleanup

Helping keep Rancho Cordova beautiful



Background

The City of Rancho Cordova, Republic Services, VINS, and volunteers from the community came together to clean up Rancho Cordova's South White Rock neighborhoods.



What we collected

- *112,000 lbs of junk*
- *89 appliances*
- *72 e-waste items*



Everything that was collected was taken to a construction and demolition processing facility to be sorted and recycled or disposed of, adding to the City's diversion.

Thank you to our volunteers



Republic Services Confidential

Thank you to our volunteers



Thank you to our volunteers



Thank you to our volunteers

P.A.L., Cordova High Football Team, DDSO, and VINS



Volunteers In Neighborhood Services (VINS)

Kudos is an ongoing program that awards and acknowledges well maintained and beautiful homes in Rancho Cordova.

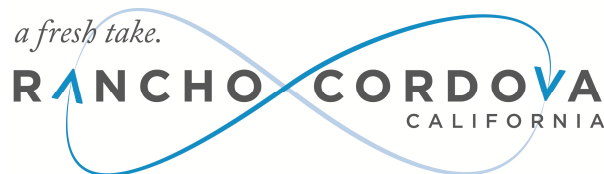
- Prior to the cleanup, a team of VINS members selected 5 homes in the neighborhood worthy of a Kudos award
- On the cleanup day, Mayor Donald Terry, VINS and Republic Services drove to the winning homes
- The 5 awardees received a Kudos bar, certificate, yard sign, \$100 gift card, and an invitation to this City Council Meeting where they will be entered to win an additional \$200 gift card.





Thank you for keeping Rancho Cordova Beautiful!





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

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

Monday, March 20, 2017

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

DRAFT MINUTES

1. REGULAR MEETING - CALL TO ORDER / ROLL CALL

Mayor Terry called the regular meeting to order in the David B. Roberts Council Chambers at 5:37 PM.

Council Members Present: McGarvey, Sander, Terry, Budge

Council Members Absent: Skoglund

Staff Members Present: Lindgren, Cuppy, Abhar, Busch, Haven, Downton, Mingay, Flory, Johnson, Sosa, Ulm, Heisler, Brown, Pittman, Kniestedt, Juran-Karageorgiou

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedules.

3. PLEDGE OF ALLEGIANCE

Stacy Delaney led the pledge.

4. INVOCATION

Dr. David Davidson-Methot from St. Clements Episcopal Church of Rancho Cordova gave the invocation.

5. PRESENTATIONS

- 5.1 Presentation of Proclamation Honoring Rancho Cordova Police Department Deputy Brian Bell.
- 5.2 Presentation Regarding Cordova High School Sports Scholarship Program, Funded by the Community Enhancement Fund.
- 5.3 Presentation by Gary Goodman, Sacramento Mosquito and Vector Control District General Manager
- 5.4 Introduction of New City Employee Monica Johnson, Deputy City Clerk by Mindy Cuppy, City Clerk.

6. PUBLIC COMMENT

Mayor Terry opened the public comment period. The following individuals addressed the Council:

- Michael Zechlin

Mayor Terry closed the public comment period.

7. COUNCIL REPORTS

Council reported on events since the last meeting.

8. CITY MANAGER'S REPORT

City Manager Cyrus Abhar gave his report.

9. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

ACTION: Motion to approve items 9.1 through 9.6 by Budge second by McGarvey; Carried by a 4:0 roll call vote (Skoglund absent).

- 9.1 **Subject:** Meeting Minutes of March 6, 2017 Special and Regular Meeting.
Recommendation: Adopt Minutes.
- 9.2 **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 33-2017 in the Amount of \$106,494.00 with B & M Builders, Inc. to Construct the 2017 ADA Sidewalk Improvement Project at Various Locations in the City.
Recommendation: Adopt Resolution No. 5-2017.
Result of Recommended Action: Adoption of this resolution will authorize the City Manager to execute Contract No. 33-2017 in the amount of \$106,494 to B & M Builders, Inc. to construct the 2017 ADA Sidewalk Improvement Project.
Staff Report: Albert Stricker, Public Works Director.
Advances Goals: 1, 2, 5 .

- 9.3 **Subject:** A Resolution Authorizing the City Manager to Execute Cooperative Agreement 32-2017 with Sacramento County to Acquire Right-of-Way on Behalf of the County Within its Jurisdiction for the Folsom Boulevard Streetscape Enhancement Phase 4 Project.
Recommendation: Adopt Resolution No. 38-2017.
Result of Recommended Action: Adoption of Resolution 38-2017 will authorize the City Manager to execute Cooperative Agreement 32-2017 with the County to acquire right-of-way on behalf of the County within its jurisdiction and then transfer the property to the County for long term operations and maintenance. The acquired right-of-way will allow construction of a continuous bicycle and pedestrian path connecting the Rancho Cordova Library to Rod Beaudry Drive.
Staff Report: Albert Stricker, Public Works Director and Omid Vaziri, Assistant Civil Engineer.
Advances Goals: 1, 2, 5.
- 9.4 **Subject:** Review and Approval of the 2015 and 2016 Edward Byrne Memorial Justice Assistance Grant (JAG) Program Application and Acceptance of Grant Funding from the 2015 and 2016 Edward Byrne Memorial Justice Assistance Grant (Jag) Program.
Recommendation: Adopt Resolution No. 23-2017 and Resolution No. 24-2017.
Result of Recommended Action: City will formally accept award of \$26,338 under the JAG program for 2015 and award of \$28,012 under the JAG program for 2016.
Staff Report: Kim Juran-Karageorgiou, Administrative Services Director.
Advances Goals: 1, 2, 6.
- 9.5 **Subject:** Resolution Increasing the Annual Stormwater Utility Fee for Fiscal Year 2017-18.
Recommendation: Adopt Resolution No. 39-2017.
Result of Recommended Action: Adoption of this Resolution will apply an inflationary adjustment to the Annual Stormwater Utility Fee, as allowed under Municipal Code Chapter 15.11, increasing the rates by 3.5%.
Staff Report: Elizabeth Sparkman, Engineering Manager.
Advances Goal: 5.
- 9.6 **Subject:** Resolution Adopting a Debt Management Policy.
Recommendation: Adopt Resolution No. 40-2017.
Result of Recommended Action: Adoption of this Resolution will expand the current Debt Management Policy included in the financial management policies section of the budget, bringing the City of Rancho Cordova (the “City”) into compliance with the requirements of Senate Bill 1029.
Staff Report: Kim Juran-Karageorgiou, Administrative Services Director and Michelle Mingay, Senior Finance Analyst.
Advances Goals: 5, 6.

10. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

Mayor Terry opened the public comment period. There were no speakers. Mayor Terry closed the public comment period.

ACTION: Motion to continue item 10.1 to April 3, 2017 by Budge second by Sander;
Carried by a 4:0 roll call vote (Skoglund absent).

- 10.1 **Subject:** Creekside Commerce Center Subdivision Map Extension; Project No. DD9687 – Located at Southwest Corner of Zinfandel Drive and North Mather Boulevard; APN: 072-2860-001-0000.
Recommendation: Adopt Resolution No. 41-2017.
Result of Recommended Action: Adoption of this Resolution will extend the expiration date of the tentative subdivision map for an additional three (3) years. No other modifications to the project are proposed with this request.
Staff Report: Nicholas Sosa, Assistant Planner.
Advances Goals: 1, 2, 5.

11. PUBLIC HEARING ITEMS

NONE.

12. REGULAR CALENDAR ITEMS

- 12.1 **Subject:** Presentation of Information from the Sacramento Housing and Redevelopment Agency on the Proposed Reprioritization of Recaptured Housing Choice Vouchers.
Recommendation: Receive and discuss information and provide instruction to staff.
Result of Recommended Action: The Council will instruct staff on its position relative to the reprioritization of recaptured Housing Choice Vouchers and Public Housing units and will authorize the City Manager to convey that position to the County for its consideration of the issue.
Staff Report: Reed Flory, Reinvestment and Housing Opportunities Division Manager.
Advances Goals: 1, 2, 3, 5, 6.
GROWING STRONG NEIGHBORHOODS

ACTION: Motion to authorize the City Manager to write a letter to the Sacramento County Board of Supervisors in support of the SHRA proposal by Sander second by Budge.

Budge withdrew her second to the motion.

Motion to authorize the City Manager to write a letter to the Sacramento County Board of Supervisors in support of the SHRA proposal by Sander second by Terry; Carried by a 3:1 roll call vote (Budge dissenting, Skoglund absent).

- 12.2 **Subject:** Discussion with BRIDGE Housing of a Proposal to Develop Property as Located at the Northeast Corner of Folsom Boulevard and La Loma Drive Contiguous to the Folsom Lake College Rancho Cordova Center as a Mixed Use Mixed Income Project.
Recommendation: Provide staff and developer with direction for potential next steps.
Result of Recommended Action: Developer will receive information and direction from the City Council on the development concepts and proceed as agreed and return to City Council at a future public meeting.
Staff Report: Reed Flory, Reinvestment and Housing Opportunities Division Manager.
Advances Goals: 1, 2, 3, 5, 6.

ACTION: Discussion item only; no action taken.

13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Mayor Terry asked the Council if there was any desire to formally vote to become a Sanctuary City. He did not get support from any Council Members and withdrew his request.

Mayor Terry asked that we discuss reengaging our Sister City.

14. ADJOURNMENT

Mayor Terry adjourned the meeting to closed session at 8:54 PM.

15. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Mayor Terry called the special meeting to order in the Community Board Room at 9:04 PM.

Council Members Present: McGarvey, Sander, Terry, Budge

Council Members Absent: Skoglund

Staff Members Present: Lindgren, Abhar, Busch, Haven, Juran-Karageorgiou

16. CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Pursuant to Government Code section 54956.9(d)(1).

City of Rancho Cordova vs. Cordova Recreation and Park District; Sacramento Superior Court Case No. 34-2016-80002474.

17. OPEN SESSION - REPORT FROM CLOSED SESSION

City Attorney Adam Lindgren reported that litigation counsel provided an update and received direction.

18. ADJOURNMENT

Mayor Terry adjourned the meeting at 9:36 PM.

Mindy Cuppy, MMC, City Clerk



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

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

Tuesday, March 28, 2017

**5:30 PM – Special Meeting
American River Community Room North**

DRAFT MINUTES

1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

Mayor Terry called the special meeting to order in the American River Community Room North at 5:38 PM.

Council Members Present: McGarvey, Sander, Terry, Budge

Council Members Absent: Skoglund

Staff Members Present: Abhar, Cuppy, Stricker, Kniestedt, Pittman, Cook, Juran-Karageorgiou, Johnson, Taylor, Haven

2. PUBLIC COMMENT

The public was encouraged to participate throughout the meeting.

3. SPECIAL MEETING ITEM

3.1 **Subject:** Update and Discussion of Public Safety Goals, Priorities, and Policies.

ACTION: Discussion item only; no action taken.

4. ADJOURNMENT

Mayor Terry adjourned the meeting at 7:30 PM.

MEMORANDUM

DATE: April 3, 2017

TO: Honorable Mayor and Council Members

FROM: Aaron Busch, Community Development Director

SUBJECT: 2016 GENERAL PLAN ANNUAL REPORT.



RECOMMENDATION

Receive the 2016 General Plan Annual Report as required by State law.

RESULT OF RECOMMENDED ACTION

By receiving this report, the City Council is satisfying its statutory obligation under State law. No further action is required on the part of the City Council. The purpose of the report is to provide an annual accounting of implementation of the General Plan.

BACKGROUND

State law requires that the City complete an annual review of the General Plan by April 1 of each year, covering the previous calendar year. The purpose of the review is to:

- Identify compliance with the State General Plan Guidelines;
- Identify status of the General Plan and the process towards its implementation;
- Describe the City's progress in meeting its Regional Housing Needs Allocation; and
- Describe progress in addressing/removing governmental constraints to the maintenance, improvement, and development of housing.

Further, State law requires that the City submit the report to the Office of Planning and Research (OPR) and the department of Housing and Community Development (HCD). Completion of the report may make the City eligible for various State grants and other programs.

The 2016 annual report covers the calendar year (Planning Year) 2016 (January 1 to December 31). As in previous reports, staff has included a summary outlining the major accomplishments of the City in 2016 related to General Plan implementation. The Report also includes information on the status of residential construction compared to the City's obligation under the current Regional Housing Needs Plan/Regional Housing Needs Assessment. The tables used to collect and report this data are required by HCD.

The annual report can be used as a guide for development of the 2017-2018 fiscal budget for the City, helping departments plan their budgets with General Plan implementation in mind.

FISCAL IMPACTS

The City anticipates that this annual update will result in a minimal fiscal impact as the accomplishments are a balance of quality of living improvements, internal infrastructure improvements, staff training, and revenue generating projects.

ANALYSIS

As indicated in previous reports, staff identified a concern that the actions of the General Plan may not be accurately programmed. In an effort to keep the General Plan current and ensure it remains a useful document that sets the policy direction for the City, staff had previously recommended that a more detailed analysis of the General Plan actions be undertaken. This analysis would re-program, as appropriate, some of the General Plan action items to (1) departments that are more appropriate for leading the work effort and (2) realign the timing of the actions in keeping with Council-identified priorities. This effort could also serve as an opportunity to drop actions that are no longer necessary/appropriate for Rancho Cordova and create new ones that are. Completion of this task would result in a General Plan amendment to the Implementation Element. This effort was not programmed into previous year's work plans for budget reasons. Following completion of the 2016 review, staff is again recommending that this effort be undertaken.

ATTACHMENTS

1. 2016 General Plan and House Element Annual Report.
2. Implementation Element Status Update April 2016.
3. Housing Element Status Update 2016.



GENERAL PLAN

R A N C H O C O R D O V A G E N E R A L P L A N



2016 GENERAL PLAN ANNUAL REPORT
COMPLETED APRIL 2017

BUILDING OUR CITY
GUIDING OUR FUTURE

CITY OF RANCHO CORDOVA 2016 GENERAL PLAN ANNUAL REPORT

PREPARED BY THE PLANNING DEPARTMENT
COMPLETED APRIL 2017

CITY COUNCIL

Donald Terry, Mayor
Linda Budge, Vice-Mayor
Dan Skoglund, Council Member
Robert McGarvey, Council Member
David Sander, Council Member

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INTRODUCTION

PURPOSE OF THE ANNUAL REPORT

California law requires each city to adopt a comprehensive, long-term General Plan to guide the physical development of the incorporated city and land outside city boundaries that bears a relationship to its planning activities. The General Plan serves as a blueprint for future growth and development; the blueprint to “Build a City.” As such, the plan contains policies and programs designed to provide decision makers with a solid foundation for land use and development decisions.

State law further requires the City to complete an Annual Report by April of each calendar year and submit the report to the Office of Planning and Research and the Department of Housing and Community Development. This report must:

- Identify compliance with the State General Plan Guidelines;
- Identify status of the General Plan and the process towards its implementation;
- Describe the City’s progress in meeting its Regional Housings Needs Allocation; and
- Describe progress in addressing/removing governmental constraints to the maintenance, improvement, and development of housing.

State law requires that the General Plan Annual Report be complete and submitted to the State by April 1st of each year. The report covers the previous calendar year for which it is being completed. This Annual Report looks at the City’s progress towards implementing its General Plan during the 2016 planning period.

RECOMMENDATIONS

It is recommended that the City update the Implementation Matrix in the General Plan by adjusting timing, responsible parties, and establishing new action items, as appropriate, during the 2017 Planning Year. This action will require amendment of the General Plan and will help ensure that the goals and policies of the Plan are being achieved by keeping the Plan current. Funding for this task should be included in the 2017-2018 fiscal year budget for all departments.

Tracking the implementation of the General Plan is paramount in achieving the vision of the City that the General Plan establishes, and providing this information in a transparent report holds the City accountable to the public for the promises and goals it has set.

This document will provide a status update for major City accomplishments and housing element action items for the 2016 Calendar year. This document will be reviewed for adoption by the City of Rancho Cordova City Council on April 3, 2017 to adhere to the state required due date of April 1, 2017 (Government Code Section 65400(a)(2)).

A copy of the current Implementation Element has been included with this report to indicate the status of all General Plan policies. This included the Implementation plan for the 2013-2021 Housing Element Update.

ADMINISTRATION AND STATUS OF THE GENERAL PLAN

Upon incorporation in July 2003, the City adopted the Sacramento County General Plan. Soon thereafter, the City embarked on an intensive process of crafting the first General Plan for the City. The resulting plan was adopted on June 26, 2006. More than 50 workshops, stakeholder meetings, study sessions, and public hearings were held to understand the vision and desires for Rancho Cordova and to develop the blueprint to build the future City.

The General Plan for Rancho Cordova includes not only the seven mandated elements of a General Plan as required by State law (land use, circulation, housing, noise, safety, conservation, and open space) but additional topics of special and unique concern to the community, including urban design, economic development, air quality, historic and cultural resources, and infrastructure, services, and finance. As the basis for local government decision-making, the plan includes goals and policies by which projects are analyzed against and actions to be taken by the City necessary to achieving the overall vision for the community.

DEPARTMENTAL RESPONSIBILITIES

Implementation of the General Plan is the responsibility of the numerous departments and teams in the City. Each action item identified in the General Plan has been tasked to one or more City departments. The General Plan includes an Implementation Matrix that lists each of the action items in the plan and identifies the responsible agency, timing, and funding source for each action. City departments responsible for implementation of the General Plan include the:

- City Manager's Office;
- Planning Department;
- Building Department;
- Public Works Department;
- Finance Department;
- Economic Development Department;
- Redevelopment Agency;
- Housing and Neighborhood Services Department;
- City Public Information Officer; and
- Police Department.
- Public Information Office
- Other Agencies/Committees to be established by the Council

There are several other governmental agencies that provide services within the City's corporate boundary. While these agencies are not part of the City's operational structure and not directly responsible for implementation of the General Plan, the City does coordinate its activities with these other agencies and relies upon their assistance for full implementation of the General Plan. These additional agencies include, but are not limited to, the:

Sacramento Metropolitan Fire District;
 Cordova Recreation and Parks District;
 Folsom-Cordova Unified School District; and
 Elk Grove Unified School District.'

AMENDMENTS TO THE GENERAL PLAN

State law allows the City to amend any of its mandated elements of General Plan up to than four times per calendar year. Amendments may be proposed and acted upon at any time during the year and one action may include multiple amendments. Any changes to the General Plan require public hearings by the City Council and evaluation of the environmental impacts as required by the California Environmental Quality Act.

As of March 2017, one General Plan Amendment occurred in 2016 regarding the Senate Bill 5 requirement.. The Housing Element was updated and adopted by the City of Rancho Cordova City Council at the end of 2013 and certified by the State of California Department of Housing and Community Development (HCD) in the beginning of 2014. This 2014 update satisfies the legally mandated update to reflect the 2014-2022 Regional Housing Needs Allocation.

This annual report includes the General Plan and Housing Element reports as required by State law.

GENERAL PLAN ELEMENTS AND IMPLEMENTATION PROGRESS

ELEMENT SUMMARY

The General Plan for Rancho Cordova includes twelve elements that cover a variety of topics as provided for in State law. Table 1 lists these elements and shows how they relate to the State requirements (State General Plan Guidelines). The contents of these elements are summarized below. The contents of the General Plan are consistent with the latest edition of the State General Plan Guidelines for content and scope.

TABLE 1
ELEMENTS OF THE GENERAL PLAN AND RELATIONSHIP TO STATE LAW

	Land Use	Topics Required by State Law						Optional Topic
		Circulation	Housing	Conservation	Open Space	Noise	Safety	
Elements of the Rancho Cordova General Plan	Land Use	X		O	O			
	Urban Design	O						X
	Economic Development	O						X
	Housing		X					
	Circulation	X						
	Open Space, Parks, and Trails	O			X			
	Infrastructure, Services, and Finance	O						X
	Natural Resources	O		X				
	Cultural and Historic Resources	O						X
	Safety	O					X	
	Air Quality	O	O					X
	Noise	O	O			X		

Notes:

X - Indicates that this element directly addresses the State required topic

O - Indicates that information in this element is related to the State required topic

Section 1-Intorduction

This section contains general history and background into the City, but does not contain action programs that require annual monitoring.

Section 2-Land Use Element

The Land Use Element provides the central framework for the General Plan and serves as a compass to guide planners, the general public, and decision makers on the desired pattern of development in Rancho Cordova. It describes both existing and future land use activity, the latter of which was designed to achieve the City's long-range goals for physical development. This Element also identifies the distribution, location, and intensity of all land uses types throughout the City. Text, maps, and diagrams establish the blueprint for future land uses within the City and describe how these uses are integrated with the other General Plan elements and policies.

Section 3-Urban Design Element

The Urban Design Element provides policies and design concepts relating to the form and character of new private development and public improvements, along with focused plans for areas of the City in need of special design attention. The Element also includes policies and implementation programs aimed at creating Rancho Cordova as a unique place with a strong, memorable character.

Section 4-Economic Development Element

The Economic Development Element attempts to identify the City's strengths and weaknesses as it seeks to provide a full range of employment, housing, retail/service, and entertainment option to residents. The Element establishes goals, policies, and actions to improve the City's prosperity, maintain regional competitiveness, ensure accessibility to assets, market the City, and, perhaps most importantly, set fair and equitable rules for development. This Element is also intended to create wealth for the citizens of Rancho Cordova by providing opportunities to increase property values, fully utilize their properties, offer continuing education opportunities, and support entrepreneurship.

Section 5-Housing Element

The purpose of the Housing Element is to identify housing solutions that solve local housing problems and to meet or exceed the regional housing needs allocation. The City recognizes that housing is a need that is met through many resources and interest groups. This Element establishes the local goals, policies, and actions (programs) the City will implement and/or facilitate to solve our identified housing issues.

Section 6-Circulation Element

The Circulation Element describes existing and future transportation conditions and systems. The Element establishes goals, policies, and actions that will guide the City's circulation system, including the roadway network, transit facilities and services, and bicycle and pedestrian facilities. The text, maps, and diagrams are a basis for the development of the City's transportation network.

Section 7-Open Space, Parks, and Trails Element

The Open Space, Parks, and Trails Element identifies the need to maintain existing open space and natural recreational areas, as well as to create additional areas for the enjoyment of residents and the protection of the environment. The goals, policies, and actions provided are intended to achieve the City's vision of open spaces that are accessible to all members of the community. This Element establishes a policy framework and action program for the improvement, expansion, and maintenance of the City's open space.

Section 8-Infrastructure, Services, and Finance Element

This Element seeks to identify the ideal level and type of infrastructure and service provision necessary to achieving the goal of becoming a first-rate city. It also explores possible mechanisms to finance infrastructure and service improvements. The goals, policies, and actions contained in the Element set forth methods for ensuring that Rancho Cordova provide the highest service levels possible.

Section 9-Natural Resources Element

The Natural Resources Element identifies the ways in which Rancho Cordova will protect, maintain, and enhance its natural resources for the betterment of current residents and future generations. It also attempts to balance the present needs of resource users with the need for resource conservation for the common good. The goals, policies, and actions in this Element will foster the preservation of Rancho Cordova's many valuable natural resources, including wildlife, habitat, water resources, soils, and mineral resources.

Section 10-Cultural and Historic Resources Element

The Cultural and Historic Resources Element seeks to identify and protect locally important sites, buildings, and memorabilia that reflect the history of the community. It also seeks to honor the people of Rancho Cordova by promoting the inclusion of cultural arts into the fabric of the community as a component that contributes to the overall quality of life for residents, workers, and visitors. The Element provides goals, policies, and actions designed recognize and preserve the history of the area and celebrate the diversity of the City's population.

Section 11-Safety Element

The Safety Element seeks to recognize and remedy both present and anticipated concerns about the on-going well being of City residents, employees, and visitors. The goals, policies, and actions identify viable solutions to minimize the potential risk of death, injuries, property damage, and economic hardship and social displacement resulting from fires, floods, earthquakes, landslides, and other hazards. Additionally, this Element addresses safety and hazards related to airport land use, groundwater contamination, traffic and pedestrian accidents at interfaces with rail lines, the potential release of hazardous materials into the community, and general issues related to police and fire protection services.

Section 12-Air Quality Element

The Air Quality Element establishes a framework for how the City will improve air quality in the Planning Area and work with other communities in the region and the Sacramento Metropolitan Air Quality Management District (SMAQMD) to improve air quality in the Sacramento Valley Air Basin. This Element also underscores the effects that land use patterns and the resulting transportation behavior have on air quality. The goals, policies, and actions outlined in this Element focus on improving air quality through embracing regional coordination, “smart growth” land use concepts, transportation demand management, energy conservation, cleaner industries and vehicles, and public education.

Section 13-Noise Element

The goal of the Noise Element is to identify the major sources of noise within the City and discuss the City’s role in ensuring comfortable and safe noise levels throughout the community. The goals, policies, and actions provided will, when implemented, improve the noise environment in the Planning Area.

Section 14-Implementation Element

This section contains a complete list of the action programs contained within each element. The implementation element was intending to assist staff in the monitoring the progress of those programs.

STATUS OF IMPLEMENTATION ACTIONS OF THE GENERAL PLAN

Attached with this report is the 2016 Implementation Element progress assessment. While some of the programs have been complete or remain incomplete, a majority of the programs within the General Plan remain active and ongoing.

REGIONAL HOUSING NEEDS AND REMOVAL OF GOVERNMENTAL CONSTRAINTS TO HOUSING

In an effort to address state-wide housing needs, the State of California requires regions to address housing issues and needs based on future growth projections for the area. The Department of Housing and Community Development (HCD) allocates regional housing needs numbers to regional councils of governments throughout the state. The Regional Housing Needs Plan (RHNP) for the Sacramento area is developed by the Sacramento Area Council of Governments (SACOG), and allocates to cities and the unincorporated counties their “fair share” of the region’s projected housing needs, or the Regional Housing Needs Allocation (RHNA). The needs plan allocation is based on household income groupings over the planning period.

The intent of the RHNP is to ensure that local jurisdictions address not only the needs of their immediate areas but also fill the housing needs for the entire region. Additionally, a major goal of the RHNP is to assure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population. State law requires that the City identify its progress in meeting its share of the regional housing needs allocation and identify local efforts to remove governmental constraints to housing. The City’s General Plan Housing Element identifies solutions to meeting these objectives and reflects the 2014-2022 Regional Needs Plan and Regional Housing Needs Allocation for the Sacramento region.

2014-2022 REGIONAL HOUSING NEEDS PLAN

The Sacramento Area Council of Governments (SACOG), along with the City and the other jurisdictions in the region, has prepared a new Regional Housing Needs Plan (RHNP) for the 2014-2022 planning period. The 2014-2022 RHNP for the Sacramento region identified a total of dwelling units as the City’s “fair share” of the regional needs total. Table 2 identifies the breakdown of this number for each of the four income categories covered by the RNHP for the City.

TABLE 2
CITY OF RANCHO CORDOVA
SHARE OF THE REGIONAL NEEDS ALLOCATION
FOR 2014-2022

Income Group	2014-2022 RHNA
Extremely Low	770 units
Very Low	770 units
Low	1,079 units
Moderate	1,303 units
Above Moderate	3,087 units
Total	7,008 units

Source: SACOG, Regional Housing Needs Plan for Sacramento County; City of Rancho Cordova.

The RHNP and RHNA only require the City to provide a suitable amount of land needed to build the number of units allocated to the City under the RHNA. The Housing Element was updated and certified by HCD at the beginning of 2014 to reflect the 2014-2022 RHNA.

Table 3 summarizes the number of units permitted in the City in 2016 by income category and dwelling type. Table 4 summarizes the cumulative total number of units permitted in the City during the current RHNP planning period. All numbers are based on issuance of building permits from January 1 to December 31 of the given year.

TABLE 3
ANNUAL BUILDING ACTIVITY REPORT SUMMARY
NEW CONSTRUCTION
VERY LOW-, LOW-, AND MIXED-INCOME MULTIFAMILY
PROJECTS

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions	Housing without Financial Assistance or Deed Restrictions
Project Identifier	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income				
						330				
Total of Moderate and Above Moderate from Table 5							330			
Total by income							330			
Total Extremely Low-Income Units										

*Building permits issued from January 1, 2016 to December 31, 2016. New permits include 330 single family detached homes.

TABLE 4
ANNUAL BUILDING ACTIVITY REPORT SUMMARY - UNITS
REHABILITATED, PRESERVED AND ACQUIRED PURSUANT TO GC
§65583.1(c)(1)

Activity Type	Affordability by Household Incomes			Total Units	Description of Activity Including Housing Element Program Reference
	Extremely Low Income	Very Low Income	Low Income		
Rehabilitation Activity	0	0	0	0	
Preservation of Units At-Risk	0	0	0	0	
Acquisition	0	0	0	0	
Total Units by Income	0	0	0	0	

TABLE 5
ANNUAL BUILDING ACTIVITY REPORT SUMMARY FOR ABOVE
MODERATE-INCOME UNITS (NOT INCLUDING THOSE REPORTED
IN TABLE 3)

	Single Family	2-4 Units	5+ Units	Second Unit	Mobile Homes	Total	Number of Infill Units
No. of Units Permitted for Moderate		0	0	0	0		0
No. of Units Permitted for Above Moderate	330	0	0	0	0	330	0

TABLE 6
REGIONAL HOUSING NEEDS ALLOCATION PROGRESS

			2014	2015	2016	2017	2018	2019	2020	2021	2022	Total Units to Date (All Years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	1,540											1,540
	Non-Deed Restricted												
Low	Deed Restricted	1,079											1,079
	Non-Deed Restricted												
Moderate	Deed Restricted	1,303											1,303
	Non-Deed Restricted												
Above Moderate		3,087	331	402	330								2,024
Total RHNA by COG		7,008	7,008	7,008									2,024
Total Units		331 402											
Remaining Need for RHNA Period													6,275

TABLE 7
RHNA ANALYSIS

RHNA	EL/VL/L	M	AM
	2,618	1,303	3,087
Vacant Infill			
Sunrise North		20	
Mather RDA	241	45	
Folsom Boulevard	357		
Countryside/Lincoln Village		95	
Williamson Ranch		34	
Annexation Sites	425	101	
Bradshaw and Highway 50		29	
Under-Utilized Infill			
Town Center TOD	218		
Folsom Boulevard New Markets		124	
Mather RDA	160		
Greenfield			
Capitol Village SPA		461	
Villages of Zinfandel SPA	368	275	
SunCreek SP	725	82	581
Rio Del Oro SP	312	648	816
The Ranch @ Sunridge		80	120
Sunridge Park		78	
Anatolia II	66	170	
Anatolia III			286
Anatolia IV		203	
Montelena		66	655
Sunridge Lot J		35	179
Douglas 103		43	51
Douglas 98			280
North Douglas		62	603
Pending Projects			
Horizons @ New Rancho	48		
Total	2,920	2,573	3,649
Surplus/(Shortfall)	302	1,270	562

TABLE 8
QUANTIFIED OBJECTIVES

Action Item	Extremely Low-Income	Very Low-Income	Low-Income	Moderate-Income	Total
New Construction Units					
City's RHNA	770	770	1,079	1,303	3,921
	770	770	1,079	1,303	3,921
Rehabilitation Units					
Owner Occupied Housing Rehabilitation		40	40	0	80
Subtotal		40	40	0	80¹
Preservation Units					
		71	--		71
Subtotal		71	--		71
Total	770	881	1,119	1,303	4,072

Source: City of Rancho Cordova

¹ This number includes Housing Rehabilitation Loans and Emergency Repair Loans.

REMOVAL OF GOVERNMENTAL CONSTRAINTS TO HOUSING

The Housing Needs Assessment of the General Plan states that the development standards for residential development in the City do not constrain the development of new housing or affordable housing. It identifies significant constraints as generally being non-governmental, including high land and construction costs, lack of gap funding for affordable projects, and a variety of other market factors. The Citywide Zoning Code includes land use districts, regulations, and standards that allow for alternative housing products at higher densities and facilitate the provision of live-work units and mixed use developments. Further, the Citywide Design Guidelines, adopted in 2005, do not pose a constraint on the development of housing, as they represent the City's guiding policies and expectations for quality development.

	Action	Responsible Party	Time Frame	Funding Source	Status 2016
II - LAND USE ELEMENT					
LU 1.1.1	Regularly evaluate the mix of land uses as the City grows to analyze build out conditions, market conditions, etc.	PL	Ongoing	GF	Completed on ongoing as the City will undergo another zoning code update in 2016-2017.
LU 1.1.2	Utilize the PLACE3S land use model to track General Plan implementation with respect to Land Use and analyze the impact of new development on existing uses and the City roadway network. Update the model on a quarterly basis with newly constructed development projects to maintain accuracy of the model.	PL	Ongoing	GF	Completed, but other resources are also under consideration to determine proper land use and their impacts.
LU 1.1.3	Regularly update the General Plan Land Use Map and other related maps in the General Plan with the latest parcel information from the County's Assessor's Office, regardless of General Plan Amendment activity. Updates to the parcel lines, when no adjustments have been made with respect to land uses.	PL	Ongoing	GF	The parcel and zoning maps have been updated, the maps within the General Plan have been relatively unchanged. Proposed in 2017-2018 the City will review the land use map to look at possible LU changes.
LU 1.1.4	Amend the Zoning Code text to include the appropriate findings required for General Plan land use and text amendment requests.	PL	2006 / 2007	GF	Completed. ZC 23.155.040
LU 1.2.2	Designate adequate commercial, office, and industrial land uses throughout the City during project review and as part of annual review of the General Plan.	PL	Ongoing	GF	Ongoing. However, not part of the annual GP reporting. There have been numerous zoning amendments to address this issue and this will continue through the 2016-2017 zoning code updates.
LU 1.2.2	Establish a comprehensive plan for an economically viable mix of land uses in and around Mather Airport.	PL / ED	2007	GF	Improvements have been completed to the Mather area and new projects have been approved to improve vitality in the region. A comprehensive plan has not been established that reviews the economic viability of the land uses included in the Mather SPA approved by Sacramento County.
LU 1.3.1	Identify target businesses and industries that diversify the City's employment base and create incentives to locate in Rancho Cordova.	ED	Ongoing	GF	Ongoing and will be included in 2016 ED work plan.
LU 1.3.2	Designate new and existing office developments as mixed-use to encourage the compatible integration of residential and commercial retail and service uses in proximity to jobs.	PL	2006 / 2007	AF	Office uses are included within a mixed use zone with some of these MU zones allowing residential and/or light industrial and retail uses.
LU 1.4.1	Establish performance and development standards in the Zoning Code and	PL	2006 /	GF	Ongoing and completed.

	Action	Responsible Party	Time Frame	Funding Source	Status 2016
	guidelines in the Citywide Design Guidelines to address compatibility between existing and proposed development and within proposed mixed-use development (vertical and horizontal).		2007		
LU 1.4.2	Create development standards and design guidelines to specifically address the compatibility of high-rise development in the Downtown Planning Area. Give special consideration to those issues unique to high-rise development, including the following: visual intrusion, distant view shed, shadowing of adjacent properties, glare, wind tunnel effects, emergency service, interruption of electronic transmissions, traffic and parking, and noise and vibration. Recognize that urban (higher intensity) developments increase transit opportunities, increase walkability, and efficient land use, which lead to reduced automobile emissions.	PL / FD	2007 / 2008	GF	Not completed. Planning staff will continue to work with the Fire, Public Works, and Building departments to assess existing standards as a proactive solution.
LU 1.4.3	Promote the disclosure of potential land use compatibility issues in all parts of the City, such as noise, dust, odors, etc., in order to provide potential purchasers with the information necessary to make informed decisions about the property and its future land uses.	PL	2006 / 2007	GF	The City offers and encourages pre-application meetings with developers and business owners in order to improve communication and potential disclosure.
LU 1.4.4	Develop guidelines for the buffering of incompatible land uses in ways that retain community character but do not consume large land area, create pedestrian barriers, or result in unsafe conditions.	PL / PD	2006 / 2007	GF	Completed.
LU 1.4.5	Minimize impacts between urban and agricultural uses through the use of buffers, increased setbacks, roadways, barriers, landscaping, and/or other appropriate methods to avoid conflicts.	PL	2007 / 2008	GF	Completed and implemented as part of entitlement review.
LU 1.4.6	Work with utility providers to coordinate location of transmission lines and substations during development review.	PW / PL	Ongoing	GF	Ongoing. The City coordinates with the utility providers.
LU 1.5.1	Update the Zoning Code Text and Map to reflect new land use designations and distributions throughout the City as established in this General Plan.	PL	2006 / 2007	GF	Completed and on-going per numerous ZC updates. Current Zoning Code Update for 2016-2017.
LU 1.5.2	Regularly audit, and update as necessary, any provisions of the Code that may be inconsistent with the General Plan and its subsequent amendments.	PL	Annual	GF	Ongoing.
LU 1.6.1	Ensure master planned communities include the provision of public/quasi-public land preserved for civic uses.	PL	Ongoing	AF / GF	Completed and ongoing as part of entitlement review.
LU 1.6.2	Create a site inventory identifying desired locations for a full-service hospital.	CM / ED / PL	2006 / 2007 / 2008	GF	Not completed.
LU 1.7.1	When siting new transit-oriented developments: the development must be within one-quarter mile of a major transit stop; emphasize street-level neighborhood commercial services that serve many residents in surrounding areas; encourage employment in the urban transit-oriented development created along the transit route; create a pleasant walking environment through good land use design, short distances, amenities, and streetscape features; and provide direct, multiple linkages,	PL	Ongoing	GF	Ongoing. The zoning code encourages higher densities and more intense uses within these corridors.

	Action	Responsible Party	Time Frame	Funding Source	Status 2016
	especially for bicycles and pedestrians, to surrounding areas				
LU 2.1.1	Amend the Zoning Code and Citywide Design Guidelines to include the City's smart growth principles as appropriate.	PL	2006 / 2007	GF	DG adopted and Article 6 of ZC includes Form Base regulations for all Village zoning districts.
LU 2.2.1	Identify the building block components of neighborhoods, villages, and districts in the existing areas of the City and encourage redevelopment using the building blocks principles.	PL	Ongoing	GF / AF	Not Completed. Requires coordination with Public Works Street system to identify these areas.
LU 2.4.1	Establish, as a part of design review, a system or mechanism that evaluates the effectiveness of a proposed project in meeting these requirements (listed in LU 2.4).	PL	2006	AF	Achieved but not complete. LU 2.4 involves project designs that ensure safe pedestrian routes both on and off site. Reviewed during project entitlement.
LU 2.5.1	Require market studies, financing plans, phasing plans, and other associated studies as needed as part of all new major development applications in order to evaluate the need for these projects, their compliance with established City policy, and the impact of the development on the City and service providers.	PL / F	Ongoing	AF	Phasing plans and financing plans are required form aster plans and specific plans.. Since 2014, Planning staff includes a "Fiscal Impact" section within the staff report that indicates the potential benefit of a project taken before the City Council.
LU 2.6.1	As part of neighborhood project review, ensure that village centers are strategically located for accessibility to surrounding neighborhoods and retail viability. Village town center should ensure that neighborhood-serving commercial uses adjacent to residential areas provide quality, convenience, and community-serving retail choices in a manner that does not adversely impact neighborhood character.	PL / F	Ongoing	AF	Ongoing and completed.
LU 2.7.1	Develop and adopt energy conservation performance standards that apply to new construction and focus on cost-effective measures that exceed minimum federal and state requirements, in recognition and support of the Sacramento Municipal Utility District's "Conservation Power" goals.	PL / B	2007	GF	There are some policies for energy conservation (especially in UBC). There are no specific RCM C codes/regulations. Currently, the City enforces the provisions of the California Energy Code, and the Building Energy Efficiency Standards that are referenced within.
LU 2.7.2	Create programs that educate developers and property owners about the advantages of "green design" on their property and within the City, and inform them on how they can incorporate such design elements into their projects. Develop incentives, such as grants, financing programs, or other mechanisms that help make "green design" realistic.	PL / B / PIO	2007	GF	Building & Safety is in the process of putting together outreach programs that will help the development community understand the importance of sustainable construction practices, and the requirements of the Green Building Standards (CALGreen).

	Action	Responsible Party	Time Frame	Funding Source	Status 2016
LU 2.8.1	Amend the Zoning Code to include flexible parking standards and parking reductions to encourage compact development, shared parking, and higher density projects in specified locations throughout the City.	PL / PW	2006 / 2007	GF	Completed. ZC 23.719.090 includes reductions.
LU 3.1.1	Identify and map target attractions and establish economic development policies and programs to attract these uses to the City.	ED	2007	RAF	Developed a revolving loan fund and business incentive program.
LU 3.2.1	Establish specific policies, standards, and guidelines for quality design of all public and quasi-public uses.	PL	2007	GF	Contained within the DG and ZC for Article 5 and 23.722
LU 3.6.1	All applications for annexations shall include a comprehensive land use plan for the affected territory, including pre-zoning and a plan for infrastructure financing and phasing. In considering applications for annexation, the City shall consider whether the annexation will accomplish all of the following: -Constitute fiscally sound additions to the existing City; -Be consistent with state law and Local Agency Formation Commission policies, standards, and criteria; -Preserve neighborhood identities; -Ensure the provision of adequate municipal services; -Be consistent with General Plan and Community Plan land use policies; -Incorporate smart growth principles for sustainable economic growth while maintaining environmental integrity and providing for social equity; and -Promote fiscally sound, efficient service boundaries.	CM / PL	Ongoing	GF	The City did not receive an annexation application in 2016. All proposed annexations will meet LU 3.6.1
LU 4.1.1	Establish and maintain agreements or working relationships with SACOG, Sacramento County, and the cities of Folsom, Sacramento, and Elk Grove to facilitate a coordinated approach to land use decisions that affect each jurisdiction.	CM	Ongoing	GF	Ongoing and completed.
LU 4.1.2	Facilitate agreements (i.e. memorandums of understanding) for critical planning topics and activities with neighboring jurisdictions and SACOG and allow for shared responsibility and an equal voice for all participants	CM	Ongoing	GF	Ongoing and complete.
LU 4.1.3	Partner with other jurisdictions and agencies to create joint powers authorities that address issues of mutual concern (i.e. the American River Parkway) but still allow the City to maintain its voice and decision making authority throughout the process.	CM	Ongoing	GF	Ongoing and complete.
LU 4.1.4	Encourage neighboring jurisdictions to adopt and collect infrastructure in-pact fees (e.g. roadway in-pact fees) for all new development that will have an impact on the City infrastructure (e.g. roads)	CM	Ongoing	GF	Ongoing and complete.
LU 5.1.1	Encourage the upgrading, beautification, revitalization, infill development, and appropriate reuse of existing commercial areas and shopping centers.	ED / PL	Ongoing	GF	Ongoing. The City is currently looking into funding programs to assist businesses in making façade and other on-site improvements.
LU 5.1.2	Study, create, and implement streetscape enhancement plans that become catalyst projects for the revitalization of existing development.	PW / PL	Ongoing	CIP / Grants	Ongoing. Folsom Boulevard improvements have improved the corridor and encourage new development to the area.

	Action	Responsible Party	Time Frame	Funding Source	Status 2016
LU 5.1.3	Seek improvement to existing infrastructure within residential areas of the City developed prior to incorporation that are not consistent with the City's current standards.	PW	2006 / 2007 / 2008 / 2009	CIP / Grants	Staff has identified the magnitude of this extensive need and is making great progress with complete streets including bike and pedestrian facilities.
LU 5.2.1	Conduct the studies and community input process necessary to determine the location and extent of needed redevelopment districts within the City.	ED / PL	2006	GF / RAF	Complete and ongoing. RA for the city no longer exists. New studies are being prepared to address areas that require revitalization and rehab.
LU 5.4.1	Conduct infrastructure surveys and, where necessary, coordinate with utility providers to create infrastructure enhancement plans, which determine shortcomings in infrastructure that could inhibit the development of mixed-use projects in already developed areas of the City.	PW / PL / ED	Ongoing	GF / CIP	Complete and ongoing.
LU 5.5.1	Conduct a survey of property within the Downtown to determine where potential land assembly issues may occur and work with property owners to actively solve the problem together, with mutual benefit.	ED / PL	2007	GF / RAF	Progress; however not complete as the surveys have been completed on a case by case basis, but not of all properties to define the DTPA vision.
LU 5.5.2	Survey property designated as a Transit-Oriented Development to determine where potential land assembly issues may occur and work with property owners to solve the problem. Coordinate access and right-of-way issues with the transit provider early in the process.	ED / PL	2007	GF / RAF	Not completed.
LU 6.1.1	For lands within the Countryside/ Lincoln Village, Sunrise Boulevard North, and Sunrise Boulevard South Planning Areas, require consistency between proposed development projects and the corresponding Planning Area descriptions and Land Plans.	PL	Ongoing	GF / AF	Ongoing.
LU 6.2.1	Require the development and approval of Specific Plans or Special Planning Areas for the Aerojet, East, Glenborough, Grant Line North, Grant Line South, Grant Line West, Jackson, Mather, Rio del Oro, Suncreek/ Preserve, and Westborough Planning Areas to create parcel-specific land use plans for those areas. Subsequent land use plans shall be consistent with relevant General Plan provisions and shall reflect the ideas communicated in the Conceptual Land Plans and associated planning area descriptions.	PL	Ongoing	GF / AF	Plans have been adopted with new construction, current market demands have delayed the submittal of new plans in some areas.
LU 6.3.1	Consistent with the Downtown Planning Area, create a Downtown Specific Plan that fosters the creation and success of a Downtown Rancho Cordova.	PL	2006 / 2007 / 2008	GF	Incomplete. The GP adopted a Downtown Planning Area (DTPA) Boundary, but a Specific Plan has not been achieved. The DTPA lacks detail and contains multiple overlays (transit, FBSP).
LU 6.4.1	Develop, adopt, and implement a Folsom Boulevard Specific Plan that refines the vision and creates a detailed land plan with action steps for revitalization of the corridor. The Specific Plan shall include a land plan consistent with the vision and	PL	2006	GF	Completed.

	Action	Responsible Party	Time Frame	Funding Source	Status 2016
	development envelope in the General Plan as well as the Planning Area description.				
LU 642	Analyze development projects proposed for the Folsom Boulevard Planning Area for consistency with the planning area description for the corridor.	PL	Ongoing	AF	Ongoing and complete.
III – URBAN DESIGN ELEMENT					
UD 1.1.1	Amend the Zoning Code and Design Guidelines to be consistent with the urban vision. Select areas where a “form based” approach to zoning is appropriate.	PL	2006 / 2007	GF	Completed per DG and Article 5 of the ZC.
UD 1.1.2	Prepare and adopt guidelines and standards for residential dwellings in higher density development. Focus on maintaining livability through sensitive design that maintains privacy and minimizes conflicts between adjacent homes.	PL	2006 / 2007	GF	Completed. The adopted design guidelines include standards for high density development.
UD 1.2.1	Develop neighborhood street standards that promote walking and cycling to improve quality of life and transportation choices for residents.	PW / PL	2006	GF	Completed and ongoing. Includes PW standards, master plan review, design guidelines, and the zoning code.
UD 1.2.2	Establish residential development design standards and guidelines that enhance the character and quality of projects.	PL	2006	GF	Complete as part of the Citywide Design Guidelines.
UD 1.3.1	Require the design of all residential projects with a grid or modified grid street system.	PL / PW	Ongoing	AF	Complete. However, not applicable to all projects that may have onsite constraints that prohibit this design.
UD 1.3.2	Allow for flexibility in the implementation of residential densities in a mixed density project.	PL	Ongoing	GF	Complete and ongoing. The GP and zoning includes density range.
UD 1.3.3	Discourage the use of fences/walls/gates between compatible uses.	PL	Ongoing	AF	Complete and ongoing as part of the entitlement review process.
UD 1.5.1	Continue to use, and update as necessary, the Citywide Design Guidelines as a starting point for encouraging developments that are interconnected and relate to one another.	PL	Ongoing	GF / AF	Complete and ongoing.
UD 1.5.2	Revise the Zoning Code provisions to identify appropriate solutions to create compatibility between developments. The use of walls and fences to segregate uses does not inherently create compatibility.	PL	2006 / 2007	GF	Complete as part of our design guidelines and integrated developments (shopping centers).
UD 1.6.1	Create development standards and update the Design Guidelines as necessary to ensure pedestrian-friendly village and local town center designs.	PL	2006 / 2007	GF	Complete and ongoing.
UD 2.2.1	Amend the Zoning Code text and map to implement the new mixed-use designations in this General Plan.	PL	2006 / 2007	GF	Completed and ongoing.
UD 2.3.1	Land uses along the eastern and southern boundaries of the City shall transition down the intensity and density of development from urban to rural at the City edge.	PL	Ongoing	AF	Completed. Uses consist of low density housing and open space preserve.
UD 2.3.	Establish a gateway program to create a sense of entry at key locations throughout	PL / ED / PW	2007	GF / RAF /	Not completed, but ongoing

	Action	Responsible Party	Time Frame	Funding Source	Status 2016
2	the City and promote wayfinding throughout the community. Use creative designs that respond to the character and history of the City to establish a sense of place, including gateway signage, streetscape design, site landscaping, and other features. Users should feel a sense of arrival and be welcomed to the City.			CIP	discussion.
UD 2.3.3	Prepare and adopt design standards for pedestrian overcrossings of major roads that contribute to district character and defined gateways and promote wayfinding.	PL / PW	2006 / 2007	GF	Standards for at grade, above grade, and under-crossing exist.
UD 2.4.1	As part of the Design Review process, encourage the development of unified district themes with integrated streetscapes (including streetscape furniture), district-wide signage programs, unified architectural styles, and / or themes for a concentration of uses or open space programs.	PL / PW	Ongoing	AF	Not Complete.
UD 2.5.1	Prepare and adopt a Downtown Specific Plan that addresses the future uses, design standards, street design, and other characteristics of the built form.	PL	2006 / 2007 / 2008	GF / RAF	Not Completed
UD 2.5.2	Work with businesses, property owners, and other stakeholders to create a vital Downtown with pedestrian- and cyclist-oriented activities and design features.	ED / PL	Ongoing	RAF	Not Completed. The ZC includes standards, but nothing specifically for the DTPA.
UD 2.6.1	Develop streetscape standards that define the character of the street and promote pedestrian mobility between individual uses.	PW / PL	2006 / 2007	GF	Complete.
UD 2.6.2	Create standards for the type, spacing, etc. of trees along the street. Require development to include street trees along all frontages of the project.	PW / PL	2006 / 2007	GF	Complete. Landscaping is located under 23.716 with plant and irrigation standards under 22.180.
UD 2.6.3	Establish standards for the use of street furniture, such as benches, light fixtures, and planters, as inviting and usable accent pieces along the street.	PW / PL	2006 / 2007	GF	Complete per DG and 23.722. Lighting is within 23.725.
UD 2.6.4	Define standards for the use and dimensions of separated sidewalks.	PW	2006 / 2007	GF	Complete.
UD 2.6.5	Create enhanced medians with landscaping and lighting along corridors to promote district identity and unify individual developments.	PW	Ongoing	CIP / Grants	Ongoing
UD 2.6.7	Promote the use of on-street parking as an alternative to large parking lots. Establish standards for size, location, and frequency of on-street parking spaces.	PW	Ongoing	AF	Ongoing
UD 2.6.8	Develop and implement streetscape enhancement plans for Folsom Boulevard, Colma Road, Sunrise Boulevard, Mather Field Road, and other roadways of community importance.	PW	2006 / 2007 / 2008	CIP / Grants	Streetscape enhancements are completed on Colma Road and are nearly complete on Folsom Boulevard.
UD 3.1.1	Develop provisions in the Citywide Design Guidelines that illustrate how projects with architectural styles and / or themes can be designed successfully.	PL	2006	GF	Completed and Ongoing.
UD 3.1.2	Require projects to include features and attributes that positively contribute to the image of the City.	PL	Ongoing	AF	Completed and Ongoing.
UD 3.1.3	Require development projects to use quality materials that are long lasting to ensure a sense of permanence for each project.	PL	Ongoing	GF	Completed and Ongoing.

	Action	Responsible Party	Time Frame	Funding Source	Status 2016
UD 3.2.1	Prepare and adopt standards and guidelines for the development of interconnected walkways, pedestrian amenities (e.g. seating, lighting, signage, landscaping), plaza areas, outdoor spaces, and commuter amenities (e.g. covered bus stops) oriented toward the pedestrian user.	PL / PW	2006 / 2007	GF	Completed and Ongoing. Design guidelines and zoning code outlines examples.
UD 3.2.2	Amend the City's Street Design Standards to include design elements that establish priority for pedestrians at road and drive aisle crossings through pavement markings, differentiation in the pavement surface, and/or signage.	PW / PL	2006	GF	Complete per the Design Guidelines, zoning code, and public works standards.
UD 3.2.3	Prepare and adopt standards and guidelines for the orientation of commercial and mixed-use buildings, which should be close to the street with parking behind or on the side of the development and easily connected to the pedestrian- and cyclist-oriented public streetscape. Consider incorporating such provisions within a "form based" code in appropriate locations around the City.	PL	2006	GF	Completed and ongoing. Per the pedestrian master plan and pedestrian gathering space standards in zoning code 23.722
UD 3.2.4	Prepare and adopt standards for cyclist-triggered lights that allow cyclists to move about the community efficiently.	PW	2006	GF / CIP	The City received a grant and built bicycle detection systems at traffic signals city-wide.
UD 3.3.1	Prepare and adopt guidelines for the design and integration of meaningful public spaces within commercial and mixed-use projects.	PL	2006 / 2007	GF	Included within the specific plan and zoning code update.
UD 3.3.2	Require landscaping to be meaningful in nature, relating to the style and scale of the development and contributing to the look and feel of the City and district. Give consideration to how landscaping will mature over time.	PL	Ongoing	AF	Completed and ongoing as part of the entitlement and building review process.
UD 3.3.3	Require site furniture that is uniform across the development and encourage furniture that is consistent across entire districts.	PL / PW	Ongoing	AF	Not complete. However, design examples exist within the specific plan and design/open space guidelines.
UD 3.3.4	Prepare and adopt standards for project signage that promote the creation of a unique character for the project while respecting the impact of signage on neighboring properties and uses.	PL	2006 / 2007	AF	Not complete. However, standards exist for sign design review.
UD 3.4.1	Develop a Citywide public art program that directs the inclusion of art in private projects and coordinates the use of art in public projects.	ED	2007	GF	Coordinating program through the Cordova Community Council.
UD 4.2.1	Develop standards and guidelines that require and illustrate compatibility between new and existing development.	PL	2006	GF	Completed and ongoing. Per the pedestrian master plan and pedestrian gathering space standards in zoning code 23.722
UD 4.3.1	Remove barriers to infill projects by improving existing infrastructure to accommodate new development and increases in service demands.	PL / PW / B	Ongoing	CIP / Grants	Complete and ongoing.
UD 4.3.2	Provide incentives that allow for higher density and intensity of development, including how to streamline the permitting process.	PL / PW / B	Ongoing	GF	Complete and ongoing.
UD 4.3.3	Require infill projects to comply with the City's smart growth principles and building blocks concept.	PL	Ongoing	AF	Complete and ongoing.
UD 4.3.4	Review how proposed projects interface with existing development and ensure that	PL	Ongoing	AF	Complete and ongoing.

	Action	Responsible Party	Time Frame	Funding Source	Status 2016
4	the interface is positive and meaningful				
UD 43.5	Work with property owners of existing development on potential reuse of their sites so that they may become catalysts projects for development and redevelopment in the City.	ED / PL	Ongoing	GF	Complete and ongoing.
UD 43.6	Consider the development and adoption of pattern books/building prototypes of desired development and design solutions. These patterns/prototypes would be pre-approved for expedited permit review and building permit issuance.	PL	2006 / 2007	GF	Not complete.
UD 44.1	Promote streetscape enhancement projects, as described in UD 246, as catalysts for change.	PW / ED	Ongoing	CIP / Grants	Complete and ongoing.
UD 44.2	Work with property owners to coordinate development activities over multiple sites to help create integrated projects with common design features.	ED / PL	Ongoing	AF	Ongoing.
UD 45.1	Encourage the development of major streets, trails, and significantly sized public spaces that preserve and take advantage of vistas.	PW / PL	Ongoing	GF / CIP	Ongoing.
UD 45.2	Update the Citywide Design Guidelines to address view sheds and vistas.	PL	2006	GF	References are included in the D.G.
IV - E D E L E M E N T					
ED 1.1.1	Identify key locations for transformation of existing office and retail uses to mixed-use projects that incorporate other supportive uses within large employment areas, at pulse points along Folsom Boulevard and within one-quarter mile of a major transit stop.	ED / PL	2006	GF	Completed and ongoing.
ED 1.1.2	Target underutilized and vacant sites throughout the City that may be more adequately suited for other uses or a combination of uses that would be vibrant and successful.	ED / PL	Ongoing	GF	Completed and ongoing.
ED 1.1.3	Continue annexing land within the Planning Area to secure an adequate supply of land for future development, consistent with LAFCO proceedings.	CM / PL	Ongoing	GF	Completed with new land along Folsom boulevard. Nothing has been annexed since 2012.
ED 1.2.1	Offer incentives to business owners and property owners for improving the appearance of aging shopping centers and retail space.	ED / PL	Ongoing	GF / RDA / private / CDBG	Completed and ongoing as new incentives have been proposed in 2016-2017.
ED 1.2.2	Work with the owners of Class B and large floor-plate office buildings to update their office space to attract new businesses.	ED	Ongoing	RDA / private	Ongoing and included in 2016 Strategic Plan Update.
ED 1.2.3	Actively promote new Class A office development that serves high-end office users and provides signature building office users.	ED	Ongoing	GF / RDA funds	Ongoing and included in 2016 Strategic Plan Update.
ED 1.2.4	Actively promote new office development with smaller individual and cooperative spaces to provide new opportunities for an expanding demand currently unmet in the City.	ED	Ongoing	RDA / CDBG / private	Ongoing and included in 2016 Strategic Plan Update.

	Action	Responsible Party	Time Frame	Funding Source	Status 2016
ED 1.2.5	Offer incentives for new office development or redevelopment that provides on-site amenities to employees.	ED / PL	Ongoing / PR	RDA / CDBG / private	Completed and ongoing.
ED 1.3.1	Work with local brokers, developers, and the Chamber of Commerce to establish clusters and districts of similar uses for home improvement centers, specialty building materials showrooms, furniture retail, manufacturing and high-tech industries to further diversify the economy.	ED	Ongoing	GF / RDA	Ongoing and included in 2016 Strategic Plan Update.
ED 1.3.2	Develop an attraction and retention program for companies that provide business-to-business (B2B) sales tax revenue to the City (e.g., business services, electronic equipment, light industrial, etc.). These companies are best suited to business parks and areas of the City with heavy industrial and light industrial designations.	ED	2007 / 2008	GF / RDA / Chamber	Ongoing and included in 2016 Strategic Plan Update.
ED 1.6.1	Collaborate with local business, merchant associations, and the Chamber of Commerce to promote and advertise local events.	ED	Ongoing	GF / RDA / Chamber	Ongoing and included in 2016 Strategic Plan Update.
ED 1.6.2	Establish permanent information kiosks and event sign structures in strategic locations throughout the community to promote and advertise local events.	ED / CM	2006 / 2007 / Ongoing	GF / RDA / Grants	Waiting on final locations
ED 1.6.3	Work with the Rancho Cordova Chamber of Commerce to identify potential tourism-oriented market opportunities and to develop stronger links to regional and national tourism markets.	ED / CM	Ongoing	GF / RDA / BIDs	Complete and ongoing.
ED 1.7.1	Create and maintain an economic development web page on the City's Web Site with pertinent economic and demographic information, as well as profiles of key development sites and vacant buildings available for new businesses.	ED / PIO	Ongoing	GF / RDA	Complete and ongoing.
ED 1.7.2	Create a Community Data Book with up-to-date information on available sites to attract businesses to Rancho Cordova.	ED / PIO	2006 / 2007 / Ongoing	GF / RDA	Information on ED Website and RCTT website
ED 1.7.3	Institute a zoning incentive program that may include flexible development standards, fast track processing, etc. for target uses and infill development.	PL	2006 / 2007	GF	Completed and ongoing for flexibility in code. Planning will work with ED formore incentives.
ED 1.7.4	Establish a Development Review Committee or Technical Advisory Committee to provide expedited review of development applications for targeted projects.	PL / PW / ED	2006	GF / AF	Completed
ED 1.7.5	Continually monitor the redevelopment and economic development strategies to determine their effectiveness in encouraging economic diversity, and adjust policies and incentives when necessary.	ED / PL	Ongoing	GF / RDA	Ongoing and included in 2016 Strategic Plan Update.
ED 1.7.6	Offer incentives as part of the Rancho Cordova ED Strategy and Action Plan (e.g., fee waivers and deferrals, low interest loans, façade improvements, assembling properties, etc.) that can be used to attract businesses.	ED	Ongoing	GF	Included in 2016 Strategic Plan Update, programs developed
ED 1.9.1	Work with the Sacramento Sports Commission and Cordova Recreation and Parks District to identify opportunities for new sports facilities in Rancho Cordova that will be capable of hosting major sports events.	ED / CM	2007 / 2008 / Ongoing	GF	Partner with RCTT
ED 1.9.	Evaluate the economic return and investment by the City for a major sports center or	ED	2007 /	GF	Will conduct when project arises.

	Action	Responsible Party	Time Frame	Funding Source	Status 2016
2	arena.		2008 / Ongoing		
ED 1.9.3	Collaborate with the Sacramento Sports Commission and Cordova Recreation and Parks District to program existing and new parks and recreational facilities to their maximum potential (e.g., Mather Field Park, Sacramento Sports complex on Folsom Boulevard, etc.).	ED / CM	2006 / 2007 / Ongoing	GF	Ongoing
ED 1.9.4	Work with the Chamber of Commerce's Visitor and Tourist Bureau to develop a strategy for attracting sports events to Rancho Cordova.	ED / CM	2007 / 2008 / Ongoing	GF	Responsibility of RCTT
ED 2.1.1	Work with project proponents to locate retail uses within residential projects in appropriate locations and at the appropriate scale to serve local and community retail needs.	PL / ED	Ongoing / PR	AF	Complete and ongoing.
ED 2.1.2	Work with the Chamber of Commerce, Rancho Cordova Regional Economic Development Corporation, the City's Economic Development Committee, local brokers and developers to attract companies that will serve Rancho Cordova's specialty retail, regional and super regional needs (e.g., electronics, home décor, crafts and art, fashion-oriented department stores, children's stores, beauty and spa, auto dealers, shopping and entertainment centers, and specialty building materials, big-box home improvement), and other amenities to serve the community (e.g., restaurants, coffee shops, specialty businesses, ethnically diverse enterprises, and services).	PL / CM	Ongoing	GF / RDA	Complete and ongoing.
ED 2.1.3	Promote and support specialty businesses and ethnically diverse enterprises throughout the City.	ED	Ongoing	GF / RDA	Complete and ongoing. KP International Plaza is an example.
ED 2.2.1	Amend the Zoning Code to include flexible zoning standards for the redevelopment of office and industrial sites with supportive services (e.g., allowed uses, setbacks, parking).	PL	2006 / 2007	GF	Completed per MU zoning standards. These standards contain setbacks, FAR, and by right allowance form office uses.
ED 2.3.1	Review development proposals to determine if the proposed uses are consistent with the Rancho Cordova Retail Strategy in terms of type of retail, access, visibility and benefit to Rancho Cordova.	PL / ED	Ongoing	AF	Ongoing
ED 2.3.2	Work with businesses, Regional Transit and other transit providers to locate appropriate uses near transit.	PL / PW	Ongoing	GF	Ongoing.
ED 2.5.1	Improve and expand the shopping opportunities in Rancho Cordova by taking the following steps: - Conduct a survey of existing shopping centers to identify problem stores and centers. - Work with store owners to clean up the existing stores and shopping centers. - Attract new retail to Rancho Cordova through marketing and economic development efforts. - Provide assistance to small merchants through merchandizing training. - Encourage cooperative marketing of Rancho Cordova shops (e.g., Secret Shopper).	ED	2006 / 2007 / Ongoing	GF / RDA	New Sunridge Plaza center under construction in 2016. Improvements continue to be made to the Rivergate and Zinfandel Village shopping centers. Capital Village will also near completion.

	Action	Responsible Party	Time Frame	Funding Source	Status 2016
ED 3.1.1	Locate government offices, compatible public services, and public gathering places in Downtown Rancho Cordova.	PL / CM	Ongoing	GF / RDA / taxes	The new City Hall is within the downtown planning area and improvements have been made to both sides of Hwy 50 within the planning area.
ED 3.1.2	Prepare a Downtown Marketing Plan that targets potential new businesses, including restaurants, upscale retail, high quality commercial, and entertainment venues.	ED / F	2006 / 2007	GF / RDA	Not Completed.
ED 3.1.3	Work with local businesses and property owners to create a Business Improvement District (BID) in Downtown Rancho Cordova.	ED / F	2008 / 2009	GF	Not Completed.
ED 3.1.4	Adopt a Rancho Cordova Downtown Implementation Plan or Downtown Specific Plan that identifies appropriate land uses, incentives, development standards, and design provisions.	ED / PL	2007 / 2008	GF	Not Completed.
ED 3.1.5	Identify specific factors for measuring Downtown's economic diversity and financial success (e.g., tax increment growth, new square footage, number of new businesses, new infrastructure projects, etc.).	ED	Ongoing	GF	On hold until downtown location is determined
ED 3.1.6	Offer incentives that attract targeted uses and high quality buildings and architecture in Downtown Rancho Cordova.	ED / PL / PW	Ongoing	GF / RDA / sewer credit program / CDBG / bonds	Included in 2016 Strategic Plan Update
ED 3.1.7	Support the development of specialty food stores and restaurants in the Downtown to serve Rancho Cordova employees and to meet the needs of the region's diverse population, as well as the needs of the growing number of visitors to the area.	ED / PL	Ongoing	GF	Included in 2016 Strategic Plan Update
ED 3.1.8	Encourage the development of new retail services in Downtown Rancho Cordova for which an unmet demand clearly exists.	ED / PL	Ongoing	GF	Included in 2016 Strategic Plan Update
ED 3.1.9	Foster mixed-use development with multi-family residential and commercial uses in Downtown to provide alternative housing opportunities for the community.	ED / PL / H	Ongoing	GF	Working with developers on potential projects
ED 3.1.10	Enhance Rancho Cordova's image and quality of life through investment in the Downtown, neighborhoods, commercial districts, parks, open spaces, community facilities, and services, and creating a high level of perceived safety and a business-friendly government.	ED / PL	Ongoing	GF	Included in 2016 Strategic Plan Update
ED 3.1.11	Create economic development strategies to support the Downtown vision including, but not limited to: -Evaluating infill opportunities for underutilized parking lots. -Encouraging increased lot coverage, density and intensity. -Encouraging structured parking and increased lot coverage.	ED / PL	2007 / 2008	GF	On hold until project location is determined
ED 3.2.1	Work with business and property owners in the Downtown to redevelop and improve their properties, update their architecture and facades, landscaping, parking and pedestrian amenities.	ED	Ongoing	RDA / grant / CDBG	Ongoing for entitlement and building permit review. 2016-2017 facade grants will assist owners in making improvements.

	Action	Responsible Party	Time Frame	Funding Source	Status 2016
ED 3.2.2	Create incentives for new development and redevelopment in the Downtown with increased density and intensity of development.	ED / PL	Ongoing	GF / RDA	Incentives have been created city wide
ED 3.2.3	Pursue the development of shared parking structures within the Downtown.	ED / PL	Ongoing	GF	Ongoing
ED 3.2.4	Coordinate with the Public Works Department to complete an assessment of infrastructure deficiencies in the Downtown and along Folsom Boulevard and ensure that infrastructure is adequate to support planned intensity and density of land uses.	ED / PW	Ongoing	GF / CIP	Ongoing. There is no DTSPA ; however Public Works has completed improvements to Folsom Blvd.
ED 4.1.1	Determine the appropriate type and scale for a Rancho Cordova Convention Center, based on a sound market analysis and appropriate public and private investment.	ED	2006 / 2007	GF	Ongoing
ED 4.1.2	Work with the high-tech businesses in Rancho Cordova and the region, as well as convention center designers, to make sure the Rancho Cordova Convention Center has state-of-the-art technology and high-tech connectivity to serve the needs of future users.	CM / ED	2007 / 2008	GF	Will be completed once a project is imminent
ED 4.1.3	Attract new hotel development to Rancho Cordova that will support conferences and entertainment venues.	ED / CM	Ongoing	GF	Ongoing
ED 4.1.4	Review development proposals for land within the Convention Overlay for consistency with the City's desires for a convention center with conference and meeting spaces, hotels, and restaurants.	PL	Ongoing	AF	Ongoing.
ED 4.1.5	Promote a common architectural theme and other unifying elements within the Convention Overlay.	PL	Ongoing	GF	Defined within the Folsom Boulevard Specific Plan design standards for the area.
ED 4.1.6	Attract fine arts, cultural and performance venues to Rancho Cordova.	CAC / ED / PL	Ongoing	GF / Grants	Work completed by partnership with the Cordova Community Council
ED 4.1.7	Review development proposals for land within the western portion of the Convention Overlay designation to permit transitional uses from the Downtown Planning Area, such as research and development, retail, restaurant and professional office, as well as higher density residential to support primary uses in the Convention Overlay and Downtown areas and in keeping with the vision and subsequent planning efforts for those areas.	PL / ED	Ongoing	AF	Ongoing, work to be completed as proposals submitted
ED 4.1.8	Encourage residential development in appropriate locations in the Convention Overlay area to support convention, hotel, restaurant and other convention-related uses, including housing for all economic levels.	PL / ED	Ongoing	GF / AF	Not Completed; However, PW has completed numerous improvements to Folsom Boulevard.
ED 5.1.1	Adopt the Rancho Cordova Redevelopment Plan and realize the Agency's Five-Year Implementation Plan.	ED / RA	2006 / 2011	RDA / private / CDBG / Grants / EPA	The RC Redevelopment agency has been dissolved.
ED 5.1.	Work with developers to attract private investment to redevelopment sites.	ED	Ongoing	GF / RDA	Included in 2016 Strategic Plan

	Action	Responsible Party	Time Frame	Funding Source	Status 2016
2					Update
ED 5.1.3	Supplement private and public funds through use of Community Development Block Grants and other outside funding mechanisms whenever possible to stimulate economic development in the City.	ED	Ongoing	Private / CDBG / Grants / PW / EPA	To be utilized as needed
ED 5.1.4	Survey physical, social, and economic conditions on a regular basis to identify other potential redevelopment areas.	ED	Ongoing	GF / RDA / private / RDA / CDBG / Grants / PW / EPA	Included in 2016 Strategic Plan Update
ED 5.1.5	Use the Redevelopment Plan to upgrade infrastructure and the streetscape.	ED / RA	Ongoing	GF / RDA / CDBG	The RC Redevelopment Agency has been dissolved.
ED 6.1.1	Review development and redevelopment proposals for consistency with the Folsom Boulevard Specific Plan.	PL	Ongoing / PR	AF	Complete and ongoing.
ED 6.1.2	Work with property owners and business associations to improve commercial areas along Folsom Boulevard, including their viability, appearance, cleanliness, and accessibility.	ED	Ongoing	RDA / GF / RDA / private (BID) / CDBG / Grants / PW	Ongoing
ED 6.1.3	Discourage the underutilization of properties along Folsom Boulevard by offering incentives for redevelopment and intensification of uses and densities at key locations along the corridor to create the desired pulse points of activity and intensity.	ED	Ongoing	RDA / Grants / GF / RDA / private (BID) / CDBG	Included in 2016 Strategic Plan Update
ED 6.3.1	Coordinate with the development community and Redevelopment Agency to identify landowners willing to partner, sell, and / or redevelop their property to achieve greater economic and community benefit.	ED / PL / RA	Ongoing	GF	The RC Redevelopment Agency has been dissolved.
ED 6.3.2	Encourage the use of mixed-use zoning categories, land use designations, transit-oriented developments, and districts along Folsom Boulevard consistent with the Folsom Boulevard Specific Plan.	PL / ED	Ongoing / Specific Plan	RDA / AF	Complete – Folsom Blvd. Specific Plan created.
ED 6.3.3	Through land use planning and zoning, establish nodes of commercial activity with new residential, office, and support services.	PL	Ongoing	RDA GF	Outlined within the adopted zoning map.
ED 6.4.1	Use street corridor improvements as catalysts for economic revitalization along Folsom Boulevard.	ED / RA / PW	Ongoing / Specific Plan / RDA Plan	RDA / CDBG / PW / Grants	The City has completed \$25m of improvements to Folsom Boulevard.
ED 7.1.1	Maintain an inventory of vacant and underutilized land designated for commercial, industrial, or residential uses and identify opportunities for infill development.	ED / PL	2006 / 2007 and Ongoing	GF / EPA Grants	Completed and ongoing as updates are required to assess development potential.

	Action	Responsible Party	Time Frame	Funding Source	Status 2016
ED 7.1.2	Target key underutilized or vacant parcels and buildings for rapid development and / or redevelopment, consistent with the other policies in this General Plan.	ED	Ongoing	EPA Grants / GF	Included in 2016 Strategic Plan Update
ED 7.1.3	Develop guidelines for adaptive reuse of commercial, industrial, and office buildings on infill sites, including using these buildings as "live / work" studios.	PL / ED	2007 / 2008	GF	Not completed
ED 7.1.4	Adopt an infill policy.	PL / ED	Ongoing	GF	Some progress has been made, but will continue as new opportunities arise.
ED 7.2.1	Establish focused public investment areas, where the City will take a more proactive role in providing basic infrastructure and shaping growth for infill sites.	ED / F / RA	Ongoing	GF / CIP / CD BG / PW / Grants	Ongoing. Continue working with Public Works as projects arise
ED 7.2.2	Create a fiscal analysis to determine "Return On Investment" (ROI) for each project.	F	2006 / 2007 / Ongoing	GF / AF	Completed on new Specific Plans 2012 forward (Arboretum, Rio Del Oro)
ED 7.3.1	Prioritize and expedite the development review process for infill and redevelopment projects by streamlining the project evaluation and permitting to avoid unnecessary delays.	PL / PW / ED	2006 / 2007 and ongoing	GF and AF	Not completed, currently working on a case-by-case basis
ED 7.3.2	Within the Zoning Code establish provisions that provide flexibility for infill site development.	PL	2006 / 2007	GF	Complete as part of the zoning code and Folsom boulevard SPA updates.
ED 7.3.3	Use density bonuses and other incentives to stimulate infill development in target areas.	ED	Ongoing	GF / waivers / credits / bans / Grants / private (BID) / CD BG / PW	Utilized as needed
ED 8.1.1	Provide labor market information to local educational institutions and youth and adult training agencies for planning and curricula purposes on an annual basis.	ED	Ongoing / Annually	GF / education funds / Grants	Ongoing, as needed
ED 8.1.2	Work with local educational agencies to promote the value of education, especially among youth with limited family history of higher education, in support of vocational training programs.	ED	Ongoing	GF / education funds / Grants	Ongoing, as needed
ED 8.1.3	Facilitate catalyst projects by bringing together key organizations to expand vocational and technical programs in secondary schools.	ED	Ongoing	GF / education Grants / funds	Ongoing, as needed
ED 8.1.4	Promote and expand business activities that support schools, such as school partnerships, City student internships, faculty internships, and job shadowing.	ED	Ongoing	GF / education	Ongoing, as needed

	Action	Responsible Party	Time Frame	Funding Source	Status 2016
				Grants, funds	
ED 81.5	Foster an on-going connection with existing industries to retain businesses by effectively responding to concerns.	ED	Ongoing	GF	Included in 2016 Strategic Plan Update
ED 82.1	Work with the Chamber of Commerce, Rancho Cordova Regional ED Corporation and local businesses to support "jobs first" and "first hire" programs to optimize hiring Rancho Cordova residents.	ED / RA	Ongoing	GF	Ongoing
ED 82.2	Attract higher educational facilities, post high school training, and medical facilities to Rancho Cordova.	CM / ED	Ongoing	GF / education Grants / funds	Ongoing. A new nursing school opened in 2015
V - HOUSING ELEMENT					
December 16th, 2013, City Council adopted the 2013-2021 Housing Element Update of the City's General Plan. The policies and action items contained in that update supersede those of the original General Plan adopted in 2006. The summary of 2013-2021 Housing Element is discussed in the supplemental Housing Element Status Update 2015.					
VI - CIRCULATION ELEMENT					
C 1.1.1	Review and update the City's roadway cross-sections and design standards that implement the roadway types shown in the Circulation Plan.	PW	2006	GF	Complete Streets standards were completed in 2006
C 1.1.2	Require the dedication of right-of-way and the installation of roadway improvements as part of the review and approval of development projects. Require the dedication of major road rights-of-way (generally, form major roads and thoroughfares) at the earliest opportunity in the development process.	PW / PL	Ongoing	AF / GF	Complete and on-going.
C 1.1.3	Require the dedication of additional right-of-way for intersection improvements where features such as grade separations are planned, unless otherwise approved by the City Engineer.	PW / PL	Ongoing	AF / GF	Complete and on-going.
C 1.1.4	Require all development projects that must perform new roadway construction or road widening to complete the entire roadway to its planned width from curb-to-curb prior to the operation of the project for which the improvements were constructed, unless otherwise approved by the City Engineer. Such roadway construction must also provide facilities adequate to ensure pedestrian safety as determined by the City Engineer.	PW / PL	Ongoing	AF / GF	Roadway phasing will be required in the newly developing area. PW is requiring that any phased street is a complete street.
C 1.1.5	Require development projects to provide funding or to construct roadway / intersection improvements to implement the City's Circulation Plan. At the City's	PW / PL	Ongoing	AF / GF	The Transportation Development Impact Fee is

	Action	Responsible Party	Time Frame	Funding Source	Status 2016
	discretion, consider the payment of established traffic impact or similar fees to provide compliance with the requirements of this policy with regard to those facilities included in the fee program, provided that the City finds that the fee adequately funds all required roadway and intersection improvements. If payment of established fees is used to provide compliance with this policy, the City may also require the payment of additional fees if necessary to cover the fair share cost of facilities not included in or fully funded by the fee program.				established and projects are monitored for additional fair share cost requirements.
C 1.1.6	Space major roadways approximately one mile apart and connector roads one-half mile apart to increase route choice and improve vehicular circulation.	PW	Ongoing	AF / GF	The city-wide Arterial Master Plan is completed.
C 1.2.1	Adopt, and update as necessary, guidelines for the preparation of traffic impact analysis for proposed development projects. Items to be addressed may include the following: - Guidelines for determining when traffic analysis is required; - Guidelines for the preparation of traffic analysis; and - Significance criteria for use in CEQA analysis of proposed projects.	PW	2006 / 2007	GF	Traffic Impact Guidelines are in place along with CEQA significance criteria.
C 1.2.2	Adopt, and update as necessary, a list of circulation improvements, including roadway improvements, pedestrian and bicycle facilities, and transit-related improvements, which the City will accept as offsets for congestion in accordance with this policy.	PW	Annual	CIP	The roadway circulation plan is in place and Transit, Bicycle and Pedestrian Master Plans are completed.
C 1.3.1	On a regular basis, monitor existing traffic on roadways within and adjacent to the City.	PW	Ongoing	GF	The City has a traffic count monitoring program.
C 1.3.2	Continue to update and refine the Citywide traffic model and use the model to project future traffic conditions based on existing and planned land uses within the City and in the region.	PW	Ongoing	GF	Several citywide modeling efforts have been completed. Currently updating the GPCirculation Model.
C 1.3.3	Adopt, and update as necessary, a list of roadways on which the City will not seek to achieve Level of Service D. This list may designate the Level of Service, which will be accepted on each roadway.	PW	2006 / Ongoing	CIP	The current list of roads that will not meet LOS standards includes Sunrise Boulevard and Folsom Boulevard. The list may be expanded with the GP update.
C 1.8.1	Implement, and update as necessary, the Neighborhood Traffic Management Plan and the tools for implementing traffic calming in neighborhoods.	PW	2006	GF	The NTMP is in place and produces ongoing traffic calming projects.
C 1.9.1	Consider the preparation and adoption of a Trip Reduction Program that identifies ways in which automobile traffic and congestion can be reduced as a way to improve mobility within the City.	PW	2006 / 2007	GF	The City partners with the 50 Corridor TMA to provide these services and the City has initiated the CordoVan.
C 1.9.2	Encourage development projects, major employers, and schools to incorporate/participate in trip reduction programs.	PW	Ongoing	GF	Participation with the 50 TMA is a standard condition of approval.
C 1.10.1	Incorporate maximum block length standards into the City's street design and/or improvement standards.	PW	2006	GF	Complete
C 1.10.2	When blocks are designed at lengths greater than 800 feet, design shall include mid-	PW	Ongoing	AF / GF	Enforced during the small lot

	Action	Responsible Party	Time Frame	Funding Source	Status 2016
	block pedestrian and emergency vehicle connections.				tentative map in improvement plan process.
C 1.11.1	Include funding in the City's Capital Improvement Plan (CIP) to construct the pedestrian and bicycle components of the roadway improvement.	PW	2006 / 2007	GF / CIP	Bike, Ped and Transit elements are included in the Transportation Fee Program.
C 2.3.1	Require pedestrian circulation routes to be designed into all land plans and subdivisions to ensure that access for the pedestrian is provided. Pedestrian routes shall be interconnected and may include open spaces, parks, and trails as otherwise required by the City.	PW / PL	Ongoing	AF	Completed and ongoing as part of the entitlement review process.
C 2.3.2	Require and site pedestrian crossings of major roads at key intersections and at locations that provide priority and efficiency to the pedestrian, even at the expense of improved vehicular circulation.	PW / PL	2006 / Ongoing	AF / CIP / GF	Completed when project must adhere to a designated crossing per the Bike and Pedestrian Master Plan.
C 2.3.3	Ensure safe, efficient pedestrian connections are made between the sidewalk, parking areas, and entrances to stores, offices, and other uses as part of development design review.	PW / PL	Ongoing	AF / GF	Completed and ongoing as part of the entitlement review process.
C 2.4.1	Prepare and adopt a Pedestrian Master Plan that sets forth a comprehensive pedestrian system and support facilities, as well as plans education, marketing, and enforcement programs. Identify detailed and ranked improvements in the Master Plan, and update the plan every three to five years. Include minimum sidewalk widths based on development type.	PW / PL	2006 / 2007	GF	Completed March 2011.
C 2.4.2	Coordinate the Pedestrian Master Plan and the circulation-related components of the City Open Space Standards.	PW / PL / CRPD	2006 / 2007	GF	Completed November 2013.
C 2.5.1	Prepare and adopt a Bikeway Master Plan that sets forth a comprehensive bicycle system and support facilities over the next 20 years, as well as plans education, marketing, and enforcement programs. Identify detailed and ranked circulation improvements in the Master Plan, and update the plan every three to five years.	PW / PL	2006 / 2007	GF	Completed March 2011.
C 2.5.2	Coordinate the Bikeway Master Plan with the circulation-related components of the City Open Space Standards.	PW / PL	2006 / 2007	GF	Completed November 2013
C 2.5.3	Pursue all available sources of funding for the development and improvement of bicycle facilities. Develop projects and secure funding to improve pedestrian and bicycle safety and access around schools and transit stations.	PW	Ongoing	CIP / Grants	Ongoing. Obtained grants for alternate modes.
C 2.5.4	Establish a Bicycle Advisory Committee to oversee creation and implementation of the Bicycle Master Plan and ensure consistency with existing policy documents, such as the General Plan.	PW	2006	GF	The Bicycling Advocates for Rancho Cordova has been established and is the unofficial advisory committee to the Council.
C 2.5.5	Coordinate City departments with stakeholders such as the County of Sacramento, Sacramento Area Council of Governments, Folsom South Canal Development Team, American River Parkway Committee, Cordova Recreation and Park District, Sacramento City / County Bicycle Advisory Committee, air quality agencies, Sacramento Regional Transit District, 50 Corridor Transportation Management	PW	Ongoing	GF	Staff is working with all agencies to build an integrated trail system.

	Action	Responsible Party	Time Frame	Funding Source	Status 2016
	Association, employers, residents, and cyclists in order to design, implement, and maintain the proposed bikeway system.				
C 2.5.6	Provide staff resources focused on review of proposed bicycle and related facilities and their implementation and operation.	PW / PL	2006 / 2007	GF	Completed.
C 2.7.1	Include grade-separated crossings in the City's Capital Improvement Plan, and collect fees to assist in the construction of these facilities.	PW	2006	CIP / GF	Grade Separations for Bikes and Peds are included in the Fee Program.
C 2.7.2	Develop standards for grade separated pedestrian and bicycle crossings that take the pedestrian / bicycle crossing either above or below the road. When the crossing goes under the road, development standards should specify that a change in elevation is required of both the crossing and roadway, thereby splitting the necessary vertical clearance. Doing so will make the crossing safer and more attractive to users by allowing them to see the horizon as they make the crossing.	PW	2006 / 2007	CIP	Developed a standard for bicycle under-crossings and continue to expand standard options.
C 2.7.3	Identify grade separated crossings and enhanced intersection improvements for bikeways and trails as part of the Bicycle Master Plan, Trails Master Plan, Pedestrian Master Plan, and in conjunction with development review.	PW / PL	2006 / 2007	GF	Completed as part of the Bike and Pedestrian Master Plan in 2011 and 2013.
C 2.8.1	Develop programs to encourage bicycle use in communities where significant segments of the population do not drive and where short trips are most common (e.g., through Safe Routes to Schools programs).	PW	Ongoing	GF / Grants	Working with 50 Corridor TMA and advocacy groups to expand City programs.
C 2.8.2	Maintain roadways and bicycle-related facilities so they provide safe and comfortable conditions for the bike rider, including establishing a routine street sweeping program and maintaining lane striping for bike lanes and routes.	PW	Ongoing	CIP	Street sweeping maintenance programs in place.
C 2.8.3	Minimize road construction impacts by coordinating bike, and pedestrian facilities with roadway construction whenever feasible.	PW	Ongoing	CIP	Included in project delivery requirements.
C 2.8.4	Ensure traffic-calming projects are appropriate for bicycle and pedestrian users (e.g., address bulb-out or roundabout designs that push cyclists into traffic).	PW	Ongoing	GF / Grants	Bike Ped access is a key element in the NTP
C 2.8.5	Provide signage, alternative routes, etc. during construction activities affecting bikeways to ensure the safety of cyclists.	PW	Ongoing	CIP	Included in Construction Standards
C 2.8.6	Enforce traffic laws to improve the safety and comfort of all road users, with a particular focus on behaviors and attitudes that cause motor vehicle / bicycle crashes.	PD	Ongoing	GF	Ongoing.
C 2.8.7	Use available accident data to monitor bicycle-related accident levels annually and focus on a reduction of fifty percent on a per capita basis over the next 20 years.	PD	Annual	GF	Ongoing.
C 2.8.8	Improve pedestrian crossings in areas of high pedestrian activity where safety is an issue.	PW	Ongoing	CIP	Addressed in the Bicycle and Pedestrian Master Plans.
C 2.8.9	Adopt a target level of bicycle use (e.g. percent of trips) and safety to be achieved within a specific timeframe, and improve data collection necessary to monitor progress.	PW / PD	Ongoing	GF	Mode split goals are established in the Bicycle Master Plan
C 2.8.10	Identify a funding source that will provide at least one crossing guard for each elementary and middle school in the City. Work with school districts to identify joint	PD / PW	Ongoing	GF / Grants	Ongoing discussions

	Action	Responsible Party	Time Frame	Funding Source	Status 2016
	funding solutions and other partnership opportunities that facilitate pedestrian safety around schools				
C 2.10.1	As part of the Pedestrian Master Plan, Bicycle Master Plan, and/or City Street Standards, develop improved standards for at-grade pedestrian crossings (e.g., pedestrian bulb outs, markings, special paving, lighting, signage) with performance standards for location and frequency.	PW	2006 / 2007	GF	These standards are included in the N T M P and the B M P and P M P.
C 3.1.1	Create, in plan, and update regularly a Transit Master Plan for Rancho Cordova that identifies the type of system desired for the City. Transit routes should coincide with major destinations for employment and shopping, the location of major institutions, concentrations of multi-family housing, and other land uses likely to attract public transit ridership. Bus routes should follow major roads with service to residential neighborhoods from connector streets. Figure C-3 identifies the City's preferred transit system.	PW / PL	2006	GF	The Transit Master Plan was completed in 2006 and is currently being updated.
C 3.1.2	Work with transit providers to develop and implement the Transit Master Plan and any additional transit services within the City that are timely, cost-effective, and responsive to growth patterns and existing and future transit demand.	PW	Ongoing	GF / IF / UF / Grants	Initiated with the Rancho Cordova and is continuing.
C 3.1.3	Pursue all available sources of funding for transit services.	PW	Ongoing	GF	Obtained a demonstration grant for the Cordova
C 3.1.4	Ensure that transit service is provided in accordance with regional plans and policies, including identified transit improvements developed as part of the Sacramento County Mobility Study.	PW	Ongoing	GF / Grants	Transit planning is integrated with other transit agencies.
C 3.1.5	Review the need for additional transit lines / service in new development and require installation of needed stops through the project review process.	PW	Ongoing	AF / GF	Performed as part of the City's transit implementation efforts.
C 3.2.1	Encourage paratransit service within the City by working with service providers to better identify service gaps and resources, and to improve response times.	PW	Ongoing	GF	Recently expanded the Paratransit service area and will continue to look for expansion opportunities.
C 3.3.1	Require new development and redevelopment to include public transit stations, especially light rail stations, and to promote pedestrian activity and connection between public transit and retail, office, and residential uses.	PW / PL	Ongoing	AF	The City currently has 4 light rail stations. New development is required to provide their fair share of transit in improvements (i.e. additional ROW, funding) as part of the entitlement review process.
C 3.3.2	Consistent with the Transit section of the Circulation Plan and the Transit Master Plan, require development to dedicate the necessary right-of-way needed to accommodate planned transit services.	PW	Ongoing	AF	Right-of-way needs are verified in the improvement plan process.
C 3.4.1	Encourage and accept employee shuttles as a viable mitigation measure for trip reduction when proposed development cannot otherwise mitigate potential impacts to City streets.	PW / PL	Ongoing	AF / GF / IF	Efforts are being addressed by the 50 T M A.
C 4.1.1	Work with the Sacramento County Airport System and the Airport Land Use Commission to improve operations at Mather Airport, consistent with the City's vision.	ED / PL	Ongoing	GF	Staff continues to monitor airport planning efforts (EIR's).

	Action	Responsible Party	Time Frame	Funding Source	Status 2016
C 5.3.1	Periodically undertake a detailed analysis of the improvements needed as growth occurs and the costs associated with those improvements. Update fees as necessary to ensure full funding of all required improvements.	PW	Ongoing	GF	The Transportation Impact Fee program was updated in 2013.
C 5.3.2	Establish a road maintenance assessment district to provide a funding source to maintain road improvements and new roads as a result of new development.	PW	2006	GF	Maintenance Districts have been established.
C 6.1.1	Develop and implement a comprehensive system to monitor and evaluate the conditions and maintenance needs of the existing transportation network. Inventory and categorize the City-maintained roads by road type and condition using a pavement management system.	PW	Ongoing	GF / CIP	The City has established a Pavement Management System using a pavement condition index.
C 6.1.2	Work with SACOG to ensure that the Metropolitan Transportation Plan is coordinated with the City's Capital Improvement Plan to facilitate access to federal and state funds for circulation maintenance and improvements.	PW	Ongoing	GF	City staff has an in-depth coordination process for SACOG MTP updates.
VII - OPEN SPACE, PARKS, AND TRAILS ELEMENT					
O SPT 1.1.1	Require developers of all new residential development to dedicate parkland at a rate of five acres of land per 1,000 population. When necessary, provide an in-lieu payment option, which allows the developer to fund the acquisition of acceptable land equal to the dedication requirement. Calculate required parkland dedication exclusive of required open space.	PL / CRPD	Ongoing	AF	Completed and ongoing as the City now has open space requirements.
O SPT 1.1.2	Consult with the Cordova Recreation and Park District prior to determining the acceptability of lands proposed for dedication as public parkland.	PL	Ongoing	GF / AF	Completed and ongoing.
O SPT 1.1.3	Establish a procedure for determining an appropriate in-lieu fee amount that ensures CRPD will have adequate funds to purchase required parkland for which in-lieu fees are paid.	PL / F / CRPD	2006	GF	Not completed. However, outlined within Development Agreements and required in-lieu fees prior to Final Map Approval.
O SPT 1.4.1	Ensure that sufficient funding for maintenance of parks is assured prior to approval of any Final Subdivision Map that includes public parks and / or related facilities.	PL / F / CRPD	Ongoing	GF	Completed and ongoing. This is enforced through the existing and proposed Development Agreements.
O SPT 1.4.2	Consider creating a fee and assessment program to provide increased funding for existing parks, in collaboration with the Cordova Recreation and Park District. This could include local or regional bond measures or assessment districts, public or private grants or partnerships, homeowners associations, or other methods deemed appropriate by the City.	PL / F / CRPD	Ongoing	GF	Ongoing.
O SPT 1.5.1	Continue to work with the Cordova Recreation and Park District on this issue, and implement funding mechanism as part of the City's review and approval of new development projects.	PL / CRPD	Ongoing	GF	Ongoing.
O SPT 1.5.2	Explore the possibility of the Cordova Recreation and Park District constructing a community pool that is usable year-round.	PL / CRPD	2007	GP / PF	Ongoing. 2016 discussion on fixing the existing pool; however funding

	Action	Responsible Party	Time Frame	Funding Source	Status 2016
					terms have yet to be reached on the improvement cost.
O SPT 1.53	Expand the Cordova Senior Center at the Lincoln Village Community Park, and the construction of new senior community facilities as demand for such facilities increases.	PL / CRPD	2007 / 2008	GP / PF	Improvements have been made.
O SPT 1.61	Continue to work with the Cordova Recreation and Park District in the planning and execution of park and recreation facilities to accommodate a variety of regional sports venues.	PL	Ongoing	GF	Complete and ongoing.
O SPT 1.62	Work cooperatively with the Sacramento Sports Commission and Chamber of Commerce Visitor and Tourist Bureau to attract and host regional sporting activities.	PL / CRPD	Ongoing	GF	Complete and ongoing.
O SPT 2.11	Adopt City Open Space Standards as an action program to implement the open space policy framework in this Element. The standards will clearly define the City's requirements for the improvement, expansion, and maintenance of open space. Such standards shall include provisions for two types of open space: 1) Mandatory Open Space, and 2) Performance Based Open Space.	PL	2006	GF	Complete. 2017-2018 staff is reviewing funding and implementation of the standards for new development.
O SPT 2.12	Require developers of all new residential development to dedicate parkland at a rate of 1.75 acres of land per 1,000 population, generally comprised of: - Open Turf, Tree Canopy and Dog Parks; - Neighborhood Greens; and - Community Wide Open Space.	PL	Ongoing	AF	Complete; CRPD regulates the minimum parkland requirement while the City regulates the open space requirement per the open space standards.
O SPT 2.13	Consider partial credit for mandatory open space within drainage facilities when certain criteria are met.	PL	Ongoing	AF	Ongoing.
O SPT 2.14	Exempt from the minimum open space requirements residential subdivisions of ten acres or less which are not part of a master-planned development meeting the minimum open space requirement, at the City's discretion.	PL	Ongoing	GF	Under consideration for smaller projects.
O SPT 2.15	Require all new development projects to provide a system of connected open space that includes greenway, trails, nodes, and green infrastructure (see City Open Space Standards), in proximity to all new residents.	PL	Ongoing	AF	Complete and ongoing per entitlement review.
O SPT 2.16	Ensure that funding for maintenance of open space is sufficient prior to approval of any Final Subdivision Map of development that includes open space facilities or amenities.	PL / F	Ongoing	AF	Ongoing.
O SPT 2.17	Consider including encumbered land (such as a power line easement) that meets all other requirements for open space for inclusion in the open space system on a case-by-case basis.	PL	Ongoing	AF	Ongoing as part of the entitlement review process.
O SPT 2.21	Adopt a comprehensive Open Space Preservation Plan as the action program that clearly implements the City's open space policy framework and provides clear direction for the maintenance of open space lands.	PL / CRPD	2006 / 2007	GF	Completed. Open Space Design Guidelines. Staff is currently working with Public Works to create an implementation plan for future open space construction.
O SPT 2.	Encourage projects to accomplish the following:	PL / PW /	Ongoing	AF	Complete and ongoing

	Action	Responsible Party	Time Frame	Funding Source	Status 2016
3.1	- Align roads and public spaces to take advantage of vistas over mitigation lands; - Site publicly accessible trails adjacent to the boundaries of mitigation lands to take advantage of the open character and uninterrupted edge of the mitigation lands; and - Consider locating public parks adjacent to mitigation lands to create a greater sense of open space and to take advantage of opportunities for vistas and trail connections.	CRPD			
O SPT 2.32	Through the development review process, incorporate design features that increase visual access to natural resource mitigation lands.	PL	Ongoing	AF	Complete and ongoing.
O SPT 3.11	Create and adopt a comprehensive Trails Master Plan that includes information on current resources and plans for future development, including designating locations and types of trails.	PL / PW	2006 / 2007	GF	Completed in 2016. Bicycle Trails Master Plan.
O SPT 3.12	Review all new development projects and public works projects and require compliance with the Trails Master Plan prior to approval.	PL / PW	Ongoing	GF	Completed during entitlement review.
O SPT 3.13	Provide appropriate pedestrian and bicycle linkages to existing facilities, particularly to those facilities within the American River Parkway and the Folsom South Canal.	PL / PW	Ongoing	GF / AF	Ongoing.
O SPT 3.14	Develop and implement a capital improvement plan to construct new bridges, grade-separated crossings, and ramps at key intersections of major trails and roadways.	PW	Ongoing	GF	Grade separated crossings are included in the BMP and in the Fee Program.
O SPT 3.21	Work cooperatively with Sacramento County to fund enhancements within the American River Parkway, consistent with the American River Parkway Plan.	PL / PW / CRPD	Ongoing	GF / Grants	In progress..
O SPT 3.31	Include funding for grade-separated and enhanced at-grade pedestrian crossings through the development review and entitlement process and pursue grants and other funding for trails.	PL / PW	Ongoing	AF	Infrastructure needs are included in development efforts.
O SPT 4.11	Provide staff support and / or funding to facilitate updates to the American River Parkway Plan.	PL / PW / CRPD	Ongoing	GF	Ongoing.
O SPT 4.12	Identify and support programs, which serve the special recreational and open space needs of seniors, youth, and other special needs groups that may be underserved within the community.	PL / CRPD	Ongoing	GF / Grants	Ongoing.
O SPT 4.13	Identify and support programs which serve the special recreational and open space needs of seniors, youth, and other special needs groups that may be underserved within the community.	PL / CRPD	Ongoing	GF / Grants	Ongoing; Multiple departments have been included to facilitate this outreach.
O SPT 4.14	Determine the need for special facilities for seniors (e.g., more benches and flat paved walking areas near the river).	PL / CRPD	Ongoing	GF / Grants	Ongoing and part of the building permit and improvement plan review.
O SPT 4.15	Determine the need for special facilities for youths consistent with natural resource protection.	PL / CRPD	Ongoing	GF / Grants	Ongoing.
O SPT 4.21	Encourage the use of volunteers and community groups to provide maintenance and safety patrols on trails through the provision of funding and staff assistance to	PL / PW / CRPD / PD	Ongoing	GF / Grants	Ongoing. City engages in events such as Creek Week and Community Clean Up events to

	Action	Responsible Party	Time Frame	Funding Source	Status 2016
	leverage volunteer efforts				help maintain Open Space areas
O SPT 4.2.2	Promote the City's world-class system of parks, trails, and open space to all users through education, marketing, and community activities.	PL / PW / CRPD / PIO	Ongoing	GF / Grants	Working to improve prominence of the American River Parkway.
O SPT 4.2.3	Support trails events and trail use through publicity, proclamations, participation, and funding, community events (e.g., Eppie's Great Race, Fourth of July Celebration, Kids Day, Nimitz Salmon Festival, Soil Born Farms, Anatolia-Kava Rancho Trail) that cross community and neighborhood boundaries, and help bring together various segments of the population.	PL / PW / CRPD / PIO	Ongoing	GF / Grants	These events are promoted and supported in our city bicycle program.
VIII - INFRASTRUCTURE AND FINANCE ELEMENT					
ISF 1.1.1	Utilize the City's Fiscal Impact of New Development (FIND) Model within the review of proposed development projects to ensure revenues associated with the project will fully fund City expenses associated with the project.	PL / F	Ongoing	AF	Not Completed.
ISF 1.1.2	Annually review the Fiscal Impact of New Development (FIND) Model and update as needed to reflect actual costs of City Services.	PL / F	Annual	GF	Not Completed.
ISF 1.1.3	Periodically evaluate the City's office and retail density based on changing demographics and market conditions to ensure an adequate supply of land for non-residential use.	PL / ED / RA	Ongoing	GF / RDA	Included in 2016 Strategic Plan Update and Economic Development Strategic Plan
ISF 2.1.1	Except when prohibited by state law, require sufficient capacity in all public facilities to maintain desired service levels and avoid capacity shortages, traffic congestion, or other negative effects on safety and quality of life.	PL / PW	Ongoing	AF	Ongoing.
ISF 2.1.2	Adopt a phasing plan for the development of public facilities in a logical manner that encourages the orderly development of roadways, water and sewer, and other public facilities.	PW	2007	GF / AF	Ongoing
ISF 2.1.3	Withhold public financing or assistance from projects that do not comply with the planned phasing of public facilities, and approve interim facilities only in special circumstances.	PW / ED / RA	Ongoing	AF	Ongoing
ISF 2.1.4	Work with utility providers to coordinate the installation or upgrading or relocation of utilities to minimize multiple trenching of city streets.	PW	Ongoing	AF	Ongoing.
ISF 2.2.1	Establish a Technical Review Committee for continued coordination with outside service agencies, including water and sewer providers, the Cordova Recreation and Park District, and the school districts, during the review of plans and development projects.	PL / PW / B	2006 / Ongoing	GF / AF	Ongoing as the Development Service Team (DST) fills this role in pre-application and application review. Meetings take place weekly on Thursdays at 10am.
ISF 2.3.1	Require secure financing for all components of the transportation system through the use of special taxes, assessment districts, developer dedications, or other appropriate mechanisms. Financing should be sufficient to complete required major public facilities at their full planned capacities in a single phase. Major facilities include roadways of collector size or larger; all wells, water transmission lines, treatment	PW / F	Ongoing	GF / AF / IF	Ongoing for new development projects.

	Action	Responsible Party	Time Frame	Funding Source	Status 2016
	facilities, and storage tanks needed to serve the project; and all sewer trunk and interceptor lines and treatment plants or treatment plant capacity. - Design, engineering, environmental compliance, and construction of roadway lanes, traffic signals, and bridges. - Right-of-way acquisition, design, engineering, environmental compliance, and construction costs. - Drainage and other facilities related to new roadway construction. - Installation of landscaped medians, sidewalks, and streetscaping where appropriate.				
ISF 2.3.2	Require new development to fund its fair share portion of its impacts to all public infrastructure and facilities.	PL / PW / B / F	Ongoing	AF	Ongoing.
ISF 2.3.3	Include sufficient funding in fee programs and / or other financing mechanisms to cover the costs of each of the following roadway items:	PW / F	Ongoing	GF / AF	Ongoing
ISF 2.4.1	The following shall be required for all legislative-level development projects, including community plans, general plan amendments, specific plans, rezonings, and other plan-level discretionary entitlements, but excluding tentative subdivisions maps, parcel maps, use permits, and other project-specific discretionary land-use entitlements or approvals: - Proposed water supplies and delivery systems shall be identified at the time of development project approval to the satisfaction of the City. The water agency or company proposing to provide service (collectively referred to as "water provider") to the project may provide several alternative methods of supply and/or delivery, provided that each is capable individually of providing water to the project. The project applicant or water provider shall make a factual showing prior to project approval that the water provider or providers proposing to serve the development project has or have legal entitlements to the identified water supplies or that such entitlements are reasonably foreseeable by the time of subsequent, project-specific discretionary land-use entitlements or approvals. This factual showing shall also demonstrate that the water provider's identified water supply is reasonably reliable over the long term (at least 20 years) under normal, single-dry and multiple-dry years. - All required water treatment and delivery infrastructure for the project shall be in place at the time of subsequent, project-specific discretionary land-use entitlements or approvals, or shall be assured prior to occupancy through the use of bonds or other sureties to the City's satisfaction. Water infrastructure may be phased to coincide with the phased development of large-scale projects. - Action service area, and other projects, which have received commitments for, water service. - Offsite and onsite water infrastructure sufficient to provide adequate water to the subdivision shall be in place prior to the approval of the Final Map or their financing shall be assured to the satisfaction of the City, consistent with the requirements of the Subdivision Map Act. - Offsite and onsite water distribution systems required to serve the subdivision	PW / PL	Ongoing	AF	Ongoing per the entitlement review process through Conditions of Approval, Water Agency Review, and Improvement Plan Review.

	Action	Responsible Party	Time Frame	Funding Source	Status 2016
	shall be in place and contain water at sufficient quantity and pressure prior to the issuance of any building permits. Model homes may be exempted from this policy as determined appropriate by the City, and subject to approval by the City.				
ISF 2.4.2	The following shall be required for project-specific discretionary land-use entitlements and approvals, including but not limited to, all tentative subdivision maps, parcel maps, or use permits: - An assured water supply and delivery system shall be available or reasonably foreseeable at the time of project approval. The water agency providing service to the project may provide several alternative methods of supply and/or delivery, provided that each is capable individually of providing water to the project. - The project applicant, water agency (or agencies), or water company (or companies) providing water service to the project site shall make a factual showing consistent with, or the City shall impose conditions similar to, those required by Government Code section 66473.7 in order to ensure an adequate water supply for development authorized by the project. Prior to recordation of any final subdivision map, or prior to City approval of any similar project-specific discretionary land use approval or entitlement required for non-residential uses, the project applicant or water provider shall demonstrate the availability of a long-term, reliable water supply for the amount of development that would be authorized by the final subdivision map or project-specific discretionary non-residential approval or entitlement. This assurance of water supply shall identify that the water provider has legal entitlement to the water source and that the water source is reasonably reliable (at least 20 years) under normal, dry and multiple dry years. Such demonstration shall consist of a written certification from the water provider that either existing sources are available or that needed improvements will be in place prior to occupancy. - On-site and onsite water infrastructure sufficient to provide adequate water to the subdivision shall be in place prior to the issuance of building permits or their financing shall be assured to the satisfaction of the City prior to the approval of the Final Map, consistent with the requirements of the Subdivision Map Act, or prior to the issuance of a similar, project-level entitlement for non-residential land uses. - On-site and onsite water distribution systems required to serve the subdivision shall be in place and contain water at sufficient quantity and pressure prior to the issuance of any building permits. Model homes may be exempted from this policy as determined appropriate by the City, and subject to approval by the City.	PW / PL	Ongoing	AF	Complete and ongoing per the entitlement review process, Conditions of Approval, Water Agency Review and Improvement Plans,
ISF 2.5.1	Require all subdivision developments to adhere to the following provisions, to the extent permitted by state law: - Sewage / wastewater treatment capacity shall be available at the time of tentative map approval. - The agency providing sewer service to the subdivision shall demonstrate prior to the approval of the Final Map by the City that sufficient capacity shall be available to accommodate the subdivision plus existing development, and other proposed or approved projects which have received sewage treatment capacity	PW / PL	Ongoing	AF	Complete and ongoing per the entitlement review process, Conditions of Approval, Improvement Plans, and Sacramento Area Sewer District Review.

	Action	Responsible Party	Time Frame	Funding Source	Status 2016
	commitment. - Onsite and offsite sewage conveyance systems required to serve the subdivision shall be in place prior to the approval of the Final Map, or their financing shall be assured to the satisfaction of the City, consistent with the requirements of the Subdivision Map Act. - Sewage conveyance systems within the subdivision shall be in place and connected to the sewage disposal system prior to the issuance of any building permits. Model homes may be exempted from this policy as determined appropriate by the City, and subject to approval by the City.				
ISF 2.6.2	Generally, the City shall not allow construction of independent community sewer systems to serve new development.	PL / PW	Ongoing	AF	Ongoing per the entitlement review process.
ISF 2.6.3	Require all commercial or industrial development, as well as all residential development with lots smaller than two acres, to connect to a public sewer system.	PL / PW	Ongoing	AF	Ongoing per the entitlement review process.
ISF 2.7.1	Coordinate with utility agencies to underground, strategically place, and screen equipment to the maximum extent feasible.	PL / PW	Ongoing	AF	Ongoing per the entitlement review process.
ISF 2.7.2	Require complete visual screening of all utility sites, facilities, and equipment, with special emphasis on screening in proximity to residential property or in view shed.	PL	Ongoing	AF	Ongoing as a zoning code requirement section 23.731.080.
ISF 2.8.1	Develop an Information Technology Strategic Plan with input from community stakeholders and experts.	F	2006 / 2007	GF	Completed and Ongoing.
ISF 2.8.2	Explore ways to improve the City's website to provide service in new ways.	CM	2006 and ongoing	GF	Ongoing in 2017 to incorporate new branding, open counter, and storyboards for PW and PL.
ISF 3.1.1	City Staff shall actively work with other agencies and jurisdictions in the development / expansion and funding of a wide range of public services including, but not limited to neighborhood services, social and cultural services, special needs services, housing services, educational and community services, and recreational services.	PL / ED / H / CRPD	Ongoing	GF / Grants	Ongoing – as needed
ISF 3.1.2	Regularly survey or otherwise identify the service needs and priorities of Rancho Cordova residents.	CM / H	Ongoing	GF	Ongoing.
ISF 3.1.3	Pursue grants and other funding opportunities to create new services or expand existing services targeted to meet the needs of Rancho Cordova residents and employees.	CM / PL / PW / B / ED / H	Ongoing	GF	Ongoing.
ISF 3.1.4	Encourage the co-location of public service providers into commercial, office, and mixed-use sites that are accessible to persons in need of services.	PL / ED / RA	Ongoing	GF	Ongoing – as needed
ISF 3.2.1	Provide financial support to the existing library system to improve services for local residents and employees (e.g., extended hours).	CM / F	Ongoing	GF / Grants	Not Completed.
ISF 3.2.2	Encourage the County to locate new libraries within Rancho Cordova accessible to pedestrians, bicycles, and public transit riders, in a highly visible location that is accessible to unaccompanied children.	CM / PL / PW / ED	Ongoing	GF / Grants	Ongoing
ISF 3.2.3	Consider the establishment of a fee for public library financing based on projected	CM / F	2006 /	GF	Not Completed.

	Action	Responsible Party	Time Frame	Funding Source	Status 2016
3	employment for new non-residential development.		2007		
ISF 3.2.1	Market the City's strengths and desires for development of a full-service hospital to national hospitals and medical service providers.	CM / ED / PL	2006 / Ongoing	GF	Ongoing.
ISF 3.2.2	Consider the creation of economic development or redevelopment incentives to encourage the development of a full-service hospital in Rancho Cordova (e.g., assembly and / or dedication of land, reduction of fees).	ED	2006 / 2007	GF	Ongoing discussion
ISF 3.4.1	Create an organization of community volunteers at City hall by contacting local volunteer groups, coordinating activities, and facilitating the sharing of information and resources.	NS / H / PID	2006 / Ongoing	GF	Complete for 2016 and ongoing for 2017
ISF 3.4.2	Create local neighborhood advisory committees and empower leaders to enhance their community.	NS / H / PL	2006 / Ongoing	GF	Complete and ongoing for events in 2017 (e.g. TFLV).
ISF 3.4.3	Create a neighborhood services education program to increase awareness about City standards and property maintenance.	NS	2007 / Ongoing	GF	Complete and Ongoing (e.g. Blight Busters, Mayor's Walk)
ISF 4.1.1	Convene a focused design effort with the School Districts to establish design guidelines for schools. Key issues include: - Proper sizing of school campuses and consideration of urban school design. - Design solutions that enhance, rather than impact neighborhoods. - Address shared use of school facilities, including continued park/school combined facilities and community use of school campus libraries.	PL / School Districts / CRPD	2006 / 2007	GF	Ongoing.
ISF 4.1.2	Support the Folsom Cordova and Elk Grove Unified School Districts in siting new school facilities according to the following criteria: - Schools should be within walking distance of most residences, and should connect with trails, bikeways, and pedestrian paths. - Schools should serve as a focal point of neighborhood activity and be interconnected with churches, parks, greenways, and off-street paths whenever possible. - New schools should be placed adjacent to neighborhood and community parks whenever possible and be designed to promote joint use of appropriate facilities.	PL / School Districts	Ongoing	AF / GF	Ongoing as part of the entitlement review process.
ISF 4.1.3	Conduct focused discussion with local school districts to discuss design of pedestrian and bicycle facilities adjacent to and within the school sites	CM	2006 / 2007 / Ongoing	GF	Completed and ongoing.
ISF 4.2.1	Continue to pursue a single unified school district for the City's K-12 children.	CM	2006 / 2007 / Ongoing	GF	Not complete.
ISF 4.3.1	Create economic development and / or redevelopment incentives for the location and development of educational institutions in proximity to light rail and / or visible from Highway 50.	PL / ED / RA	2006 / 2007	GF	New educational facilities have been located in proximity to light and highway 50 (e.g. Chabernan College, American River College, California Northstate University College)

	Action	Responsible Party	Time Frame	Funding Source	Status 2016
ISF 4.3.2	Require Community Plans, Specific Plans, and Special Planning Areas to consider the needs of community colleges and address the feasibility and appropriateness of off-campus facilities, particularly in town centers and transit-oriented developments.	PL / ED / RA	Ongoing	AF	All aspects of a project are taken into consideration during entitlement review.
IX - NATURAL RESOURCES ELEMENT					
NR 1.1.1	Incorporate large habitat preserves and interconnected wildlife corridors in new development areas to provide ample space for an animal overent.	PL	Ongoing	AF / GF	Ongoing as part of the entitlement review process and CEQA Analysis.
NR 1.1.2	Review projects through the entitlement process and CEQA analysis to ensure that they comply with this policy if the site contains unique habitat, creeks and / or wooded corridors.	PL	Ongoing	AF	Ongoing.
NR 1.1.3	As part of the consideration of development applications for individual Planning Areas containing habitats that support special-status plant and animal species that are planned to be preserved, the City shall require that these preserved habitats have interconnections with other habitat areas in order to maintain the viability of the preserved habitat to support the special-status species identified. The determination of the design and size of the "interconnections" shall be made by the City, as recommended by a qualified professional, and will include consultation with the California Department of Fish and Game and U.S. Fish and Wildlife Service.	PL	Ongoing	AF	Ongoing.
NR 1.1.4	Prior to the approval of any public or private development project in areas containing trees, the City shall require that a determine survey be conducted during the nesting season (March 1 and August 31) to identify if active nesting by birds protected under the Migratory Bird Treaty Act (MBTA) is taking place. If all site disturbance is to occur outside this time, the actions described in this mitigation measure are not required. If nesting activity is observed, consultation with the City of Rancho Cordova Planning Department shall be conducted in order to determine the appropriate mitigation, if any, required to minimize impacts to nesting birds. No activity may occur within 100 feet of any nesting activity or as otherwise required following consultation with the California Department of Fish and Game.	PL	Ongoing	AF	Ongoing.
NR 1.2.1	Establish a Swainson's Hawk Ordinance in coordination with the California Department of Fish and Game to establish the process of mitigating for the loss of Swainson's hawk foraging habitat based on habitat value lost to development. The ordinance will set forth a process where habitat lost to development will be mitigated through the permanent protection of equivalent or better existing habitat conditions (referred to hereafter as "mitigation lands"). The specific required mitigation ratios (habitat acreage lost versus mitigation lands) and any other provisions to mitigation process shall be established through technical studies as part of the development of the ordinance and will take into account value of habitat to be converted in relation to habitat value of the mitigation lands (e.g., relation to nesting sites), proximity of the mitigation lands to adjacent conditions affecting habitat (e.g., nearby land uses and already permanently protected lands), and other relevant factors. The ordinance will also establish standards ensuring that mitigation land will be adequately protected	PL	2006 / 2007	GF	Completed and ongoing.

	Action	Responsible Party	Time Frame	Funding Source	Status 2016
	and managed in perpetuity (e.g., via conservation easement, deed restriction or other appropriate method), and setting forth the timing of the required provision of mitigation lands in relation with the timing of the loss of habitat in the City (as its boundaries may be changed through subsequent annexations), such that mitigation lands shall be provided no later than prior to ground disturbance.				
NR 1.3.1	Coordinate with non-profit groups, educational institutions, and other agencies to provide environmental education programs that inform the public about the City's natural resources, existing preserve sites, and cohabitation with common urban wildlife populations.	PIO / PL	Ongoing	GF	Completed and ongoing. This included information on storm water and impacts to sensitive habitats/species (e.g. Creek Week)
NR 1.4.1	Create an educational leaflet that identifies common invasive species and recommends the planting of non-invasive species.	PIO	2006 / 2007	GF	Not Complete.
NR 1.4.2	The City shall adopt and maintain a Noxious Weed Ordinance. The Noxious Weed Ordinance shall include regulatory standards for construction activities that occur adjacent to natural areas to inhibit the establishment of noxious weeds through accidental seed import.	NS	2006 / 2007	GF	Complete per 17.12.
NR 1.7.1	For those areas in which special status species are found or likely to occur or where the presence of species can be reasonably inferred, the City shall require mitigation of impacts to those species that ensure that the project does not contribute to the decline of the affected species populations in the region to the extent that their decline would impact the viability of the regional population. Mitigation shall be designed by the City in coordination with the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Game (CDFG), and shall emphasize a multi-species approach to the maximum extent feasible. This may include development or participation in a habitat conservation plan.	PL	Ongoing	AF	Ongoing.
NR 2.1.1	During the environmental review process, evaluate feasible on-site alternatives that will reduce impacts to wetland resources and effectively preserve these resources.	PL	Ongoing	AF	Ongoing.
NR 2.4.1	Develop trails and associated educational facilities (e.g., information kiosks, signage) around wetland and vernal pool preserves where possible while maintaining the integrity of sensitive natural resources.	PL / PIO	Ongoing	GF / AF	Not completed.
NR 2.4.2	Consider constructing elevated boardwalks and other low impact trails interior to preserves, in coordination with the U.S. Fish and Wildlife Service and U.S. Army Corps of Engineers.	PL	Ongoing	GF / AF	Ongoing (e.g. Grand Opening of Anatolia-Kava Ranch Trail)
NR 3.2.1	Develop guidelines for channel creation or modification that will ensure channel meander, naturalized side slope, and varied channel bottom elevation are considered in design.	PW / PL	2006 / 2007	GF	Specific guidelines have not been created; however this is part of the entitlement review process.
NR 3.2.2	Adopt and implement proven standards for soft bottom channels.	PW / PL	2006 / 2007	GF	Ongoing.
NR 3.3.1	Work with affected local, state and federal agencies, including SACOG, the California Department of Water Resources, Delta Keepers and the U.S. Army Corps of Engineers, to determine when natural creek corridors can and should accommodate storm flows or if separate storm water conveyance structures are	PL / PW	2006 / 2007 / Ongoing	GF / CF	Ongoing.

	Action	Responsible Party	Time Frame	Funding Source	Status 2016
	necessary.				
NR 3.4.1	Establish performance standards for natural resource preserves that accomplish the following: - Provide sufficient width for a mowed firebreak (where necessary), adjacent passive recreation uses, and access for channel maintenance and flood control. - Offer sufficient width in and / or adjacent to preserves to allow for existing and created wildlife habitat, species sensitive to human disturbance, vegetative filtration for water quality, corridor for wildlife habitat linkage, protection from runoff, and other impacts of urban uses adjacent to the corridor. - Allow for sufficient width adjacent to natural resource preserves to allow for trails and greenbelts. - Prohibit the placement of water quality treatment structures designed to meet pollutant discharge requirements within mitigation preserves.	PL	2006 / 2007 / Ongoing	GF / CF	Specific guidelines have not been created; however this is part of the entitlement review process.
NR 3.4.2	Establish standards that allow public access in the floodplain and buffers along creek corridors and preserves. Mitigation measures shall be incorporated into environmental documents and conditions of approval that require open-view fencing adjacent to preserves.	PL	2006 / 2007	GF / CF	Ongoing.
NR 3.4.3	Establish standards and/or guidelines for development adjoining wetland preserves or creeks to maximize visibility by designing the landscape with public streets on at least one side of the corridor or preserve with vertical curbs, gutters, footpath(s), street lighting, and post and cable barriers to prevent unauthorized vehicular entry into creek corridors and preserves.	PL	2006 / 2007	GF	Specific guidelines have not been created; however this is part of the entitlement review process (eg. Open Space Design Guidelines and screening requirements).
NR 4.1.1	Implement the City's Tree Preservation and Protection Ordinance (and update as necessary) to establish minimum requirements for preserving native trees and landmark trees in the City, including a definition of the size, species, and age requirements of landmark, oak, and other trees to be protected and/or replaced.	PL	Ongoing	GF	Ongoing. A City arborist has been hired. Working on standards.
NR 4.1.2	Where feasible, require underground utility lines that are in close proximity to oaks and other landmark trees to be designed and installed to minimize impacts to trees. Work with the utility provider(s) to coordinate transmission line location and other potential impacts associated with the undergrounding of the utilities.	PW / PL	Ongoing	CF	Ongoing.
NR 4.1.3	Establish development guidelines that require all oak habitat to be avoided to the maximum extent feasible. When avoidance is not possible, require mitigation efforts that result in preservation of in-kind habitat in the Planning Area.	PL	2006 / 2007 / Ongoing	GF	Ongoing. A City arborist has been hired. Working on standards.
NR 4.2.1	Create development guidelines to establish minimum planting standards and require appropriate tree species and planting densities within newly landscaped areas that are visible to or shared by the public. An adopted Tree List should be used as a guideline for all tree plantings within the City.	PL	2007 / 2008	GF	Ongoing. A City arborist has been hired. Working on standards.
NR 4.2.2	Create development guidelines that address landscaping standards and that require appropriate tree species and densities in buffer areas. The guidelines should also ensure that medians will include native plantings and trees, and will be wide enough to support the long-term viability of the plantings.	PL	2007 / 2008	GF	Ongoing. A City arborist has been hired. Working on standards.

	Action	Responsible Party	Time Frame	Funding Source	Status 2016
NR 4.2.3	Provide leaflets and planting guides that promote the use of drought-tolerant native vegetation in home landscaping.	PIO / PL	2006 / 2007	GF	Ongoing. Water Conservation Chapter of Municipal Code
NR 4.2.4	Discourage the use of invasive non-native species.	PL	Ongoing	GF	Ongoing as part of the entitlement review process (eg. required landscape plans for new developments).
NR 4.2.5	Establish a mistletoe abatement and remediation program.	NS	2006 / 2007	GF	Not Completed.
NR 4.2.6	Establish guidelines to require planting of trees to reduce "heat island" effects, in order to reduce the need for air conditioning and thus conserve energy.	PL	2007 / 2008	GF	Not completed.
NR 4.3.1	Achieve "Tree City USA" status. This will require the City to continue to implement the City's Tree Preservation and Protection Ordinance (and update as necessary), appoint a board, department or commission to advise the city on tree issues, spend two dollars per capita on community forestry activities, and hold an Arbor Day celebration.	PL / PW	2007 / 2008	GF	Completed in 2016-2017, City of Rancho Cordova listed Tree City USA.
NR 4.3.2	Designate local funds to educate the public on tree planting and preservation.	F / PIO	Ongoing	GF	Ongoing. (eg. program to plant 1 tree a day, City Arbor Day Celebration)
NR 4.3.3	Coordinate with SMUD to offer programs or other resources to provide property owners with information on proper tree selection, proper location to reduce heat transfer effects, planting and maintenance.	PIO / PL	Ongoing	GF	Ongoing (eg. 100 trees in Lincoln Village, etc.)
NR 4.3.4	Actively participate in the Sacramento County Greenprint Program.	PL / PW	Ongoing	GF	Ongoing.
NR 5.1.1	Install water-conserving landscaping and irrigation on City-owned and operated facilities.	CM	Ongoing	GF	Ongoing.
NR 5.1.2	Require development project approvals to include a finding that all feasible and cost-effective options for conservation and water reuse are incorporated into project design.	PW / PL	Ongoing	AF	Not Complete
NR 5.1.3	Establish a program that requires per capita water consumption to be reduced by at least 20 percent by 2030 from 2006 baseline conditions consistent with State law. The program shall include the following measures: - Restrict water usage through metering or establishing designated watering days for the City's residences and businesses. - Promote water conservation efforts through education. - Implement standards that require low-flow appliances and fixtures in all new development. - Work with water providers and water conservation agencies to create an incentive program that encourages retrofitting existing development with low-flow water fixtures. - Require new development and landscaped public areas to utilize state-of-the-art	PW / PL	2008 / 2009	GF	Ongoing.

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	irrigation systems that reduce water consumption (e.g., gray-water systems, etc). - Encourage drought-tolerant and native vegetation.				
NR 51.4	Require water purveyors to include a provision for water supply monitoring and reporting in the franchise agreements.	PW	Ongoing	GF	Ongoing.
NR 52.1	Establish a Large-Scale Recycled Water Program and Citywide Recycled Water Distribution System Ordinance.	PW	2006 / 2007	GF	Ongoing.
NR 52.2	Coordinate with the City's water purveyors to establish a connected "purple pipe" system throughout the City's new development areas that uses recycled water.	PW	2007 / 2008 / Ongoing	GF	Not Complete
NR 53.1	Restrict hazardous materials storage in the 100-year floodplain to prevent surface water contamination.	PW / PL	Ongoing	GF	Ongoing. Is required by law, but City process has not been established.
NR 53.2	Educate the community on laws governing the proper handling of hazardous materials, especially those laws which pertain to discharging materials into creeks.	PW / PIO	Ongoing	GF	Ongoing.
NR 53.3	Install appropriate signage to deter the discharge of hazardous materials into storm drains.	PW	Ongoing	GF / AF	Ongoing
NR 53.4	Future land uses that are anticipated to utilize hazardous materials or waste shall be required to provide adequate containment facilities to ensure that surface water and groundwater resources are protected from accidental releases. This shall include double-containment, levees to contain spills, and monitoring wells for underground storage tanks, as required by local, state and federal standards. Future land uses that include on-site storage of hazardous materials and waste comply with all applicable local, state and federal regulations, including those regulating the use, storage, handling and disposal of hazardous materials.	PW / B	Ongoing	GF / AF	Public Works has expanded enforcement and education for the City's Storm Water Quality Program. Building & Safety and Code Enforcement are assisting with enforcement.
NR 54.1	Provide information on pollution prevention, disposal of hazardous waste and chemicals, liability and clean-up on the City's website and in educational materials and brochures.	PIO / PW	Ongoing	GF	Ongoing and included on the City's website.
NR 54.2	Require clean-up of contaminated ground and surface water by current and / or past owners or polluters.	PW / PL	Ongoing	AF	Ongoing.
NR 54.3	Encourage pollutant cleansing companies to use the latest technologies available in order to expedite the cleansing process and do the least harm to the environment.	PW / PL	Ongoing	AF	Ongoing and included on the City's website.
NR 55.1	Require development projects to contain urban runoff control strategies and requirements that are consistent with Master Drainage Plans and the City's urban runoff management program.	PL / PW	Ongoing	GF	Ongoing.
NR 55.2	Require development within newly urbanizing areas to incorporate runoff control measures into their site design or to participate in an area-wide runoff control management effort consistent with standards developed by the Public Works Department.	PW / PL	Ongoing	AF	Ongoing per entitlement review.
NR 55.3	Encourage new development to incorporate features such as grassy swales, multi-use retention or detention basins, and integrated drainage systems to enhance water	PW / PL	Ongoing	AF	Ongoing per entitlement review.

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	quality. Work with the Cordova Recreation and Park District to establish standards for integrating retention/detention basins into park sites and create examples of desirable and innovative natural drainage features.				
NR 55.4	Require the use of best management practices to protect receiving waters from the adverse effects of construction activities, sediment and urban runoff consistent with current state law.	PL / PW	Ongoing	AF	Ongoing per entitlement review.
NR 61.1	Regulate surface mining operations as required by California's Surface Mining and Reclamation Act of 1975 ("SMARA"), Public Resources Code Section 2207 (relating to annual reporting requirements), and State Mining and Geology Board regulations for surface mining and reclamation practice.	PL	Ongoing	GF / AF	Ongoing per entitlement review.
NR 61.2	Coordinate mining operations and urban development to minimize conflicts between residents and mining, particularly where mining is required before urbanization.	PL	Ongoing	AF	Ongoing as part of the specific plan and master plan review.
NR 61.3	Require inactive mined lands to be reclaimed to a usable condition that is readily adaptable to the future, anticipated land uses.	PL	Ongoing	GF / AF	Ongoing.
NR 62.1	Establish and require minimum setbacks of future and reauthorized surface mining from adjoining residential land uses.	PL	Ongoing	GF	Ongoing with entitlement and development permit process.
NR 62.2	Prohibit the use of cyanide-leaching systems for gold extraction.	B / PW	Ongoing	GF / AF	Ongoing.
NR 71.1	Develop educational programs to increase energy conservation at the household and business levels.	PIO / B / PL	2008 / 2009	GF	Building & Safety is in the process of putting together outreach programs that will help homeowners and businesses understand the importance of energy conservation and state Energy Code requirements, and incentive programs that may help defer costs.
NR 71.2	Develop a comprehensive program to conserve energy resources at City-operated facilities.	B / PL	2006 / 2007	GF	Ongoing with the Facilities Department.
NR 73.1	Offer incentives (e.g., reduced fees, expedited entitlement processing, density bonus) for plans/projects that exceed Title 24 energy efficiency requirements by ten percent.	PW / PL	Ongoing	GF / AF	While there are some financial incentives given for energy efficiency, there are not incentives that would allow the project to differ cost or deviate from development standards.
NR 74.1	Consider the following items as ways to implement this policy: - Fund a program that offers incentives for adding energy efficient systems into existing developments; - Work with local utility providers to make the public aware of energy rebate programs; and - Work with community organizations, such as SMUD, to encourage the inclusion	B / PL / PIO	2008 / 2009 / Ongoing	GF	Building & Safety is in the process of putting together outreach programs that will help homeowners and businesses understand the importance of energy conservation and state

	Action	Responsible Party	Time Frame	Funding Source	Status 2016
	of energy efficient systems in remodels and retrofits of existing development.				Energy Code requirements, and incentive programs that may help defer costs.
NR 81.1	Continue providing curbside recycling and green waste service to all single-family and duplex residences in Rancho Cordova.	CM / PW	Ongoing	GF / UF	Ongoing.
NR 81.2	Create and facilitate a series of educational workshops for the public and businesses on composting and recycling. Provide at least one program to increase recycling by occupants of multi-family housing.	PIO / B / PL / PW	2007 / 2008 / Ongoing	GF	Ongoing and included on the City's website.
NR 81.3	Encourage all office, commercial, and multi-family complexes to provide recycling bins and collection service for paper, plastic, glass, and metal.	B / PL / PW	Ongoing	GF	Ongoing per the entitlement review. With coordination by Public Works.
NR 81.4	Provide recycling centers at City facilities (e.g., City Hall, libraries) that are available to the public free-of-charge.	CM / PW	2006 / 2007	GF	Ongoing and included on the City's website.
NR 81.5	Provide locations for household hazardous wastes to be recycled.	B / PW	2006 / 2007 / Ongoing	GF	Ongoing.
NR 81.6	Remove impediments to successful recycling.	CM / PW	2006 / 2007	GF	Ongoing.
NR 82.1	Encourage the school districts within the Planning Area to support recycling at school sites by placing easily accessible recycling bins, providing educational programs on recycling, and using recycled products.	B / PL	Ongoing	GF	Ongoing.
NR 84.1	Ensure that at least 50 percent of the City's office supply purchases are comprised of recycled or reusable products.	CM	Ongoing	GF	Ongoing.
NR 85.1	Implement the State's source reduction and recycling element (required by the California Integrated Waste Management Act) and the household hazardous waste element (required by PRC 41500-41510).	CM / PW	Ongoing	GF	Ongoing per current legislation.
X - CULTURAL AND HISTORIC RESOURCES ELEMENT					
CHR 1.1.1	Establish a permanent museum or cultural center to be used to display artifacts, documents, and public art relevant to the City's history and cultural diversity.	CM / HRC	2010	GF	There is an unofficial historical society for Rancho Cordova that meets at City Hall and keeps some of the historical items at City Hall.
CHR 1.1.2	Establish a Historic Resources Commission that is responsible for facilitating the collection, preservation, and display of the City's history.	CM	2007	GF	Not Complete
CHR 1.1.3	Commence and continue collection of the artifacts, photographs, memorabilia, and oral history of the community.	HRC	Ongoing	GF	Ongoing with different departments working with outside agencies.
CHR 1.1.4	Locate an interim facility to show and/or exhibit items of historic or cultural value. Establish exhibits for historic and cultural items at City Hall.	CM / HRC	2007	GF	This has been established at the new City Hall office.

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CHR 1.15	Compile a thorough record of the City's incorporation, including records, documents, photos, and artifacts.	HRC	2008	GF	Progress has been made and is still ongoing.
CHR 1.21	Develop and regularly update a comprehensive historic resources inventory, coordinating with other agencies as necessary. The inventory will contain a list of all locally historically significant properties, as well as historic archaeological and paleontological resources in the Planning Area and a map depicting their locations.	PL / HRC	2007 / Ongoing	GF	Not complete.
CHR 1.22	Pursue recognition of all eligible historic properties by the National Register of Historic Places and California Register of Historical Resources.	HRC	Ongoing	GF	Not complete.
CHR 1.23	Improve and interpret Kigore Cemetery. Interpreting the cemetery will include determining who is buried in the older portion of the site and increasing public awareness of the cemetery's significance.	CM / HRC	2008	GF	Ongoing.
CHR 1.24	Consider establishing review procedures for remodeling and reconstruction of buildings and other structures.	B / PL	2007 / 2008	GF	Complete per the entitlement and building permit review process. DST is also used to expedite reviews.
CHR 1.31	Require historic resources and paleontological studies (i.e., archaeological and historical investigations) for all applicable discretionary projects, in accordance with CEQA regulations. The studies should identify paleontological, historic, or cultural resources in the project area, determine their eligibility for inclusion in the California Register of Historical Resources, and provide mitigation measures for any resources in the project area that cannot be avoided.	PL	PR	AF	Ongoing per the entitlement review process and CEQA requirements.
CHR 1.32	Incorporate the following two conditions in applicable permits for all discretionary projects. - The Planning Department shall be notified immediately if any cultural resources (e.g., prehistoric or historic artifacts) or paleontological resources (e.g., fossils) are uncovered during construction. All construction must stop in vicinity of the find and an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology or a paleontologist shall be retained to evaluate the finds and recommend appropriate action. - The Planning Department shall be notified immediately if any human remains are uncovered and all construction must stop in vicinity of the find. The Planning Division shall notify the County Coroner according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in CEQA Section 15064.5 (d) and (e) shall be followed.	PL	PR	AF	Completed per the standard conditions of approval and mitigation measures.
CHR 2.11	Establish a Cultural Arts Commission that will be responsible for coordinating cultural events, parades, festivals, coordinate and communicate with cultural and ethnic communities (with the City's Public Information Officer), and other activities as determined by the City Council.	CM / PIO	2007	GF	A Cultural Arts Commission has not been created, however, this is achieved by other means through Community Engagement, Neighborhood Services, and Chamber of Commerce.

	Action	Responsible Party	Time Frame	Funding Source	Status 2016
CHR 2.1.2	Encourage development projects to include design features that identify and celebrate the different cultures that make up Rancho Cordova by updating, as necessary, the Design Guidelines to include provisions for cultural identity in development projects.	PL / CAC	PR	GF	Completed, but could use more specifics in the design guidelines.
CHR 2.1.3	Encourage and invite cultural groups and organizations to participate/plan/operate citywide events and to showcase the City's cultural diversity at these events	CAC / PIO	Ongoing	GF	Ongoing.
CHR 2.2.1	Provide City information (news, bulletins, application forms, etc) pursuant to programs designed to best capture the ethnic diversity of the community (i.e. in the four major languages used in the community and other languages on demand).	PIO / CM / CAC / PL/ B/ PW	Ongoing	GF	Complete and ongoing as part of our development service counter.
CHR 2.2.2	Reach out to all ethnic groups in the City and invite and encourage their participation in City government.	PIO / CAC / CM / PL/ PW	Ongoing	GF	Complete and ongoing.
CHR 3.1.1	Work with community groups to establish a performing arts center in Rancho Cordova, ideally within the Downtown or Convention Overlay.	CAC	2010	GF	Not complete.
CHR 3.1.2	Work with local schools and other educational and youth outlets to promote artistic performances by children and artistic education programs for children. Work with school districts to establish performing arts facilities in high school and junior high school campuses.	CAC	Ongoing	GF	Not complete under CAC, but works is done under the City's outreach programs under different departments.
CHR 3.1.3	Showcase youth artwork in public venues such as City Hall, public libraries, and other places throughout the community.	CAC	Ongoing	GF	Not complete under CAC, but works is done under the City's outreach programs under different departments.
CHR 3.1.4	As necessary, revise City ordinances to allow and promote on street visual art, dance, and theatrical performances in the Downtown. Include such provisions in the Downtown Specific Plan.	CAC / PL	2008	GF	Encouraged within the Folsom Boulevard SPA, open space and design guidelines, and the zoning code, but not required. Discussions regarding an Art Ordinance have been made for the City.
CHR 3.1.5	Work with existing theatre, music, arts, and other performing arts groups to help them find locations in Rancho Cordova.	CM / ED	Ongoing	GF	Ongoing as works is done under the City's outreach programs under different departments.
CHR 3.2.1	Establish a Cultural Arts Commission that is responsible for establishing a public art program, directing the use of public funds for art in public places, encouraging the use of art in private development projects, and administering other cultural and artistic programs for the City as deemed appropriate by the City Council.	CM / PL	2007	GF	Not complete under CAC, but works is done under the City's outreach programs under different departments.
CHR 3.2.2	Promote the incorporation of monuments, plaques, signs, or artwork identifying Rancho Cordova's diverse history into development projects and on pedestrian and bicycle trails. Possible highlights include the area's agricultural, mining, Pony Express, and aerospace and aviation activities.	CAC / PL	Ongoing	GF	Not complete under CAC, but is discussed as part of the entitlement review and internal city projects.

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X I - S A F E T Y E L E M E N T					
S.1.1.1	Conduct an evaluation, as part of the CEQA process, of the potential safety hazards of proposed development within the City and mitigate impacts as appropriate and practical to ensure a reasonable level of safety for residents, workers, and property owners.	PL	Ongoing	AF	Ongoing as new regulations and processes evolve as part of CEQA updates and case law.
S.1.2.1	Participate in State mutual aid agreements with neighboring cities and counties; State and federal emergency relief agencies; and private enterprises such as Red Cross, Salvation Army, and local medical institutions to assist in shelter, relief, and first aid operations. Encourage cooperation among adjacent communities to provide backup fire suppression and law enforcement assistance in emergency situations.	PD	2006 / 2007	GF	Complete and ongoing.
S.1.2.2	Collaborate with Folsom Cordova and Elk Grove Unified School Districts, Cordova Park and Recreation District, the faith based community, and other public entities to continue to offer public safety education classes, including but not limited to personal safety, fire safety, traffic safety, and bicycle safety.	PD / F / PIO	Ongoing	GF	Ongoing.
S.1.3.1	Create, adopt, and update, as needed a local Emergency Management Plan identifying leadership, representatives, coordination, and action for responding to emergencies in a timely and efficient manner.	CM / PD / F	Ongoing	GF	Complete and ongoing.
S.1.3.2	Participate in the Standardized Emergency Management System (SEMS) and the National Incident Management System (NIMS), and comply with the State of California Emergency Services Act.	PD / F	Ongoing	GF	Ongoing.
S.1.3.3	Develop and adopt a pre-disaster ordinance for post-disaster recovery and reconstruction that includes provisions for debris clearance, damage assessment, demolitions, re-occupancy and building moratorium criteria, fee waivers and deferrals, and expedited permitting procedures for repair and reconstruction.	CM / PD / F	Ongoing	GF	Ongoing per the emergency preparedness plan coordinated with the Facilities department.
S.1.4.1	Develop and update as necessary risk assessments and emergency management provisions to maintain or improve the safety rating of Rancho Cordova as a community with low risk of disruption.	CM / PD / F	Ongoing	GF	Ongoing.
S.2.1.1	Support the construction of flood control projects when clear dangers to life and property exist.	PW	Ongoing	GF / AF	Ongoing.
S.2.1.2	Participate in the National Flood Insurance Program by updating the floodplain management ordinance as necessary to help reduce future flood damage. Participation in the National Flood Insurance Program makes federally backed flood insurance available to homeowners, renters, and businesses owners in Rancho Cordova.	PW	Ongoing	GF / AF	Ongoing.
S.2.1.3	Participate with the City of Sacramento, the Army Corps of Engineers, and other Federal, State, and local governments and agencies to develop policies to finance, construct, and plan flood improvements to eliminate flooding in the City.	PW	Ongoing	GF	Ongoing.
S.2.2.1	Disapprove new projects that would result in new or increased flooding in impacts on	PL	Ongoing	AF	Complete and ongoing per the

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	adjoining parcels or upstream and downstream areas, unless it can be shown that the existing drainage facilities are being improved to mitigate such impacts.				entitlement review.
S 2.2.2	Preclude development within the 100-year floodplain, as determined by the most recent floodplain mapping available from the Federal Emergency Management Agency (FEMA) or other acceptable source, unless otherwise approved by the City floodplain administrator based on site-specific mitigation.	PL	Ongoing	AF	Complete and ongoing per the entitlement review. Include within the zoning code overlay for development restrictions.
S 2.2.3	On flood-prone parcels, locate development on portions of the site that are not subject to flooding, consistent with other policies of this General Plan or provide an approved grading plan showing no net-loss of floodplain storage.	PW / PL	Ongoing	AF	Ongoing per the entitlement and development permit review process.
S 2.2.4	Require every residential lot to have buildable area sufficient to accommodate a residence and associated structures outside the 100-year floodplain. Discourage the use of fill to create buildable area within the 100-year floodplain, except in extreme circumstances consistent with all other applicable policies and regulations, and after review to determine potential impacts on wildlife, habitat, and flooding on other parcels.	PW / PL	Ongoing	AF	Ongoing per the entitlement and development permit review process.
S 2.2.5	Require vehicular access to the buildable area of all parcels to be at or above the ten-year floodplain elevation.	PW / PL	Ongoing	AF	Ongoing per the entitlement and development permit review process.
S 2.2.6	Preclude the creation of lots whose access will be inundated by flows resulting from a ten-year or greater storm event. Bridges or similar structures may be used to provide access over creeks or inundated areas, subject to applicable local, state, and federal regulations.	PW / PL	Ongoing	AF	Ongoing.
S 2.2.7	Discourage additional crossings of natural creeks in order to reduce potential flooding and access problems, except as needed to provide roadway and trail connections and preserve natural resource areas.	PL / PW	Ongoing	AF	Ongoing per the entitlement and development permit review process.
S 2.2.8	Prohibit new and modified bridge structures that will cause an increase in water surface elevations of the 100-year floodplain, unless analysis clearly indicates that the physical and/or economic use of upstream property will not be adversely affected.	PL / PW	Ongoing	AF	Ongoing per the entitlement and development permit review process.
S 2.3.1	Require all new urban development projects to either incorporate runoff control measures to minimize peak flows of runoff or otherwise implement Comprehensive Drainage Plans.	PW	Ongoing	AF	Ongoing per the entitlement and development permit review process.
S 2.3.2	Maintain drainage facilities in order to ensure their proper operation during storms.	PW	Ongoing	AF	Ongoing.
S 2.3.3	Prepare a Comprehensive Drainage Plan for all streams and their tributaries prior to any development within the 100-year floodplain.	PW	Ongoing	GF	Ongoing.
S 3.1.1	Continue to implement the Uniform Building Code to ensure that structures meet all applicable seismic standards.	B	Ongoing	AF	Complete and ongoing per the building permit review process.
S 3.2.1	Continue to require that all new construction projects complete a geotechnical report or conduct other appropriate analysis to determine the soils characteristics and associated development constraints and impose appropriate measures for geologically sensitive areas. This would include necessary measures to address expansive soil conditions.	B	Ongoing	BPF	Complete and ongoing per the building permit review process.

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S322	Impose the appropriate mitigation measures for new development located in seismic and geologically sensitive areas.	B	Ongoing	BPF	Complete and ongoing per the building permit review process.
S421	Coordinate with Regional Transit and companies with railways in the City to ensure that they implement all appropriate safety measures.	PW / PL	Ongoing	AF	Ongoing per the entitlement and development permit review process.
S422	Investigate improvements in crossing gates and warning devices on a regular basis.	PW	2007 / Ongoing	GF	Ongoing.
S423	Make information on railroad crossing safety available at City Hall and on the City's website to encourage safe practices by City residents and businesses.	PW	2007 / Ongoing	GF	Ongoing.
S431	Evaluate the potential for grade separations at Mayhew Road, Bradshaw Road, Roubier Road, Mather Field Road, and Zinfandel Drive roadway crossings.	PW	2007 / Ongoing	GF	Ongoing.
S432	Work with RT to design grade separations appropriate for each location.	PW	2006 / 2007	BPF	Completed and Ongoing.
S433	Include the grade separations specified in Action S331 in the Capital Improvement Plan, and collect fees to help fund their construction.	PW	2007 / Ongoing	GF	Ongoing.
S521	Adopt, and update as necessary, local standards for maximum acceptable exposure for the evaluation of hazardous facilities for potential to create hazardous physical effects at offsite locations that could result in death, significant injury, or significant property damage.	PW	2007	GF	Ongoing.
S531	Regularly review the City's codes to ensure that City regulations reflect the most up-to-date standards for the storage, handling, and use of hazardous and toxic materials.	B / F	Annually	GF	Building & Safety continues to work closely with Metro Fire and the Sacramento County Environmental Management Department to educate the public on hazardous material handling and storage. This is also accomplished through enforcement of the California Building Code, and other provisions of the Health and Safety Code.
S532	During the review and approval process for development plans and building permits, ensure that secondary containment is provided for hazardous and toxic materials.	PL / PW / B / F	Ongoing	AF	Complete and ongoing per the entitlement review. Building & Safety continues to work closely with Metro Fire and the Sacramento County Environmental Management Department to ensure hazardous material handling and storage policies are current with state and federal regulations. This is also accomplished through enforcement of the California Building Code, and other provisions of the Health and Safety Code.

	Action	Responsible Party	Time Frame	Funding Source	Status 2016
S533	Require all sites that are suspected or known to contain hazardous materials and / or are identified in a hazardous material / waste search to be reviewed, tested, and remediate for potential hazardous materials in accordance with all local, state, and federal regulations.	B / F	Ongoing	GF	Building & Safety continues to work closely with Metro Fire and the Sacramento County Environmental Management Department to ensure hazardous material issues are dealt with expediently and are current with state and federal regulations. This is also accomplished through enforcement of the California Building Code, and other provisions of the Health and Safety Code.
S541	Support the continued enforcement of permitting requirements for radioactive materials.	Fire	Ongoing	GF	Ongoing.
S542	Enforce public safety standards for the use of radioactive materials, including the placarding of transport vehicles.	Fire	Ongoing	GF	Ongoing.
S551	Require industries which store and process hazardous or toxic materials to provide a buffer zone between the materials and the property boundaries; the buffer zone must be sufficient to protect public safety, as determined by the Planning Department.	Fire / PD	Ongoing	GF	Ongoing.
S552	Consider the impact of proposed industrial development projects with respect to transport of hazardous materials within the city. Locate uses requiring substantial transport of hazardous materials to direct such traffic away from the city's residential and commercial areas.	PL / F / PW	Ongoing	AF	Ongoing
S561	Continue to coordinate with the State Office of Emergency Services, the State Department of Toxic Substances Control, the State Highway Patrol, County of Sacramento, the Sacramento Metropolitan Fire District, the Rancho Cordova Police Department, and other appropriate agencies in hazardous materials route planning and incident response.	CM / F / PD	Ongoing	GF	Ongoing.
S562	Request that state and federal agencies that regulate the transportation of hazardous materials review regulations and procedures, in cooperation with the City, to determine means of mitigating the public safety hazard in urbanized areas.	PD / F	Ongoing	GF	Ongoing.
S611	Limit the height of structures consistent with Federal Aviation Regulation (FAR) Part 77 regulations.	PL / B	Ongoing	GF / AF	Complete and ongoing per the entitlement review.
S612	Site new land uses consistent with the CLUP for noise impacts and safety restrictions.	PL / B	Ongoing	AF / GF	Complete and ongoing per the entitlement review.
S711	Adopt and periodically update development standards and design guidelines consistent with current Crime Prevention through Environmental Design (CPTED). Specifically, incorporate provisions to address the following: - Natural Surveillance. Intended to keep intruders easily observable, natural surveillance provisions maximize visibility of people, parking areas, and building entrances (e.g., doors and windows that look out on to streets and parking areas, pedestrian-friendly sidewalks and streets, front porches, adequate nighttime	PD / PL	2007 / Ongoing	GF	Mentioned in the City's standards, but not specifically used as part of the review process.

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	lighting) - Territorial Reinforcement. Physical design can create or extend a sphere of influence. Users then develop a sense of territorial control while potential offenders, perceiving this control, are discouraged. This design concept is implemented by features that define property lines and distinguish private spaces from public spaces using landscape plantings, pavement designs, gateway treatments, and fences. - Natural Access Control. A design concept directed primarily at decreasing crime opportunity by denying access to crime targets and creating a perception of risk for offenders. This design concept is achieved by designing streets, sidewalks, building entrances, and neighborhood gateways to clearly indicate public routes, and also by discouraging access to private areas with structural elements. - Target Hardening. This is accomplished by adding features that prohibit entry or access, including window locks, dead bolts for doors, and interior door hinges.				
S.7.1.2	Adopt and implement a City of Rancho Cordova Uniform Security Code to ensure all structures meet applicable security standards.	PD / PL	2006 / 2007 / Ongoing	GF	Not Completed.
S.7.1.3	Adapt transit-oriented development guidelines to the needs of crime prevention to the extent possible.	PD / PL	2007 / Ongoing	GP / AF	Not Completed.
S.8.1.1	Complete a review of police services in the City on an annual basis and provide funding for additional services as needed and in conjunction with increased development.	PD	2006 / 2007	GF	Ongoing.
S.9.1.1	Continue to review new development for adequate water supply and pressure, fire hydrants, and access to structures by fire fighting equipment and personnel.	FD	Ongoing	GF	Ongoing per the entitlement and development permit review process.
S.9.1.2	Continue to review projects for compliance with the Fire Code as part of the building permit process.	FD	Ongoing	AF	Ongoing.
S.9.1.3	Work with SMFD to develop high visibility fire prevention programs, including those that provide voluntary home inspections and increase awareness of home fire prevention measures.	B	Ongoing	BPF	Building & Safety continues to work closely with Metro Fire to educate the public on fire safety issues. This is also accomplished through enforcement of the California Fire Code.
S.9.1.4	Require on-site fire suppression systems for new commercial and industrial development, as well as multi-family residential development with five or more units, to reduce the dependence on fire department equipment and personnel.	FD	Ongoing	GF	Ongoing.
S.9.1.5	Continue to maintain, periodically update, and test the effectiveness of the City's Emergency Management Plan.	FD	Ongoing	GF	Ongoing.
S.9.1.6	Require the installation of earthquake-triggered automatic gas shut-off sensors in high-occupancy facilities and in industrial and commercial structures.	PD	Ongoing	GF	Ongoing.
S.9.1.7	Continue to enforce all existing codes and ordinances regarding fire protection,	BFD / NS	Ongoing	BPF / GF	Complete and ongoing per the building inspection and code

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	including building inspection and vegetation management.				enforcement process XII – Air Quality Element Complete and ongoing. All city facilities are held to the standards required for energy conservation and sustainable design, in accordance with state and federal guidelines and requirements.
S9.1.8	Coordinate the design and installation of traffic control and calming measures to minimize impacts on emergency vehicle responses.	PW / FD	Ongoing	GF	Ongoing per the entitlement and development permit review process.
S9.1.9	The City shall require that future projects are not initiated without assurance from the Sacramento Metropolitan Fire District that sufficient service capacity exists for fire protection and emergency medical services. Service capacity considers the proximity of fire stations, availability of personnel and equipment, water flow and pressure to the site, and adherence to Fire District construction and design requirements.	PW / PL / FD	Ongoing	GF	Ongoing.
XII – AIR QUALITY ELEMENT					
AQ 1.1.1	Use the emissions guidelines produced by the California Air Resources Board, SQAQMD, and SACOG to ensure that City facilities and operations comply with mandated measures.	PL	Ongoing	GF	Ongoing per the entitlement and development permit review process.
AQ 1.1.2	Support SQAQMD in the development of improved ambient air quality monitoring capabilities, as well as the establishment of standards that more adequately address the air quality impacts of proposed project plans and proposals.	PL	Ongoing	GF	Ongoing per the entitlement and development permit review process.
AQ 1.1.3	Support intergovernmental efforts directed at adopting stricter standards related to lowest emission technology vehicles, and more efficient burning engines and fuels (e.g., HVAC, generators, construction equipment, stricter tailpipe emissions standards, etc.).	CM	Ongoing	GF	Ongoing.
AQ 1.1.4	Update the General Plan as necessary if updates to the Sacramento Area Regional Ozone Attainment Plan would create inconsistencies between future buildout of the General Plan Planning Area and the Attainment Plan.	PL	Ongoing	GF	Ongoing.
AQ 1.2.1	Coordinate with SQAQMD through the environmental review process to ensure that proposed projects would not significantly affect the region's ability to meet State and federal air quality standards.	PL	Ongoing	GF	Ongoing per the entitlement and development permit review process.
AQ 1.2.2	Require project proponents to coordinate with SQAQMD on appropriate methodologies for evaluating project emissions and air quality impacts (e.g., emissions modeling software, SQAQMD's thresholds of significance, etc.).	PL	Ongoing	AF	Ongoing per the entitlement and development permit review process.

	Action	Responsible Party	Time Frame	Funding Source	Status 2016
AQ 12.3	Require all new development projects that exceed S.M.A.Q.M.D.'s thresholds of significance to incorporate design, construction material, and/or other operational features that will result in a 15 percent reduction in emissions when compared to an "unmitigated baseline" project.	PL	Ongoing	AF	Ongoing per the entitlement and development permit review process.
AQ 21.1	Support the location of ancillary employee services, including childcare, restaurants, banking facilities, and convenience markets, at major employment centers for the purpose of reducing mid-day vehicle trips.	PL / ED	Ongoing	GF	Ongoing per the entitlement and development permit review process.
AQ 22.1	Promote compact development within one-quarter to one-half mile of rail transit stations and transit stations along enhanced transit corridors.	PL	Ongoing	GF	Ongoing per the entitlement and development permit review process.
AQ 22.2	Require greenfield areas of the City to be developed in keeping with the City's Building Block Concept of livable, walkable neighborhoods with services and employment opportunities integrated within every Village of the community.	PL	Ongoing	GF	Ongoing per the entitlement and development permit review process; however specific "blocks" have not been defined.
AQ 23.1	Identify and adopt incentives for planning and implementing infill development projects within urbanized areas and near job centers and transportation nodes.	PL	2007 / 2008 / Ongoing	GF	Not completed.
AQ 24.1	Provide buffers and setbacks between sensitive land uses and sources of air pollution.	PL	Ongoing	AF	Completed and ongoing.
AQ 24.2	Continue to implement criteria for all new parking lots to include tree plantings that will result in 50 percent shading of parking lot surface areas within 15 years.	PL / PW	Ongoing	GF	Ongoing per the entitlement and development permit review process.
AQ 31.1	Facilitate street design that encourages biking and walking in both new and established areas.	PW / PL	Ongoing	GF / CIP	Ongoing per the entitlement and development permit review process.
AQ 31.2	Require all new development to be designed to enable easy pedestrian and bicycle access and circulation.	PW / PL	Ongoing	AF	Ongoing per the entitlement and development permit review process.
AQ 21.1	Develop and distribute user-friendly maps of the City's existing and planned pedestrian and bicycle facilities to businesses and post on the City's website.	PIO	Ongoing	GF	Ongoing per the entitlement and development permit review process. Maps are provided online and at City Hall.
AQ 32.1	Provide and / or adequately advertise shuttles from local transit stations to special event and civic centers.	PW / PIO	Ongoing	GF	Maps are provided online and at City Hall.
AQ 32.2	Encourage employers to provide: direct shuttle service to light rail; transit subsidies; bicycle facilities; ridesharing; flex schedules and alternative work schedules, including telecommuting and work-at-home programs; and preferential parking for carpools.	PW / PL	Ongoing	GF	Complete and ongoing.
AQ 32.2	Support the development of Transportation Demand Management services through the City's Transit-Related Services Tax Area that result in active marketing of transit.	PW	Ongoing	Transit tax	Ongoing.

	Action	Responsible Party	Time Frame	Funding Source	Status 2016
3	services, ride sharing programs, bike and pedestrian facilities, transit facilities, and provision of transit subsidies that provide air quality benefits.				
AQ 3.2.4	Require that new development pay its fair share of the cost of transit facilities and the operations and maintenance of transit services.	PW	Ongoing	AF	Ongoing.
AQ 3.3.1	Encourage commercial, retail, and residential developments to participate in or create Transportation Management Associations.	PW	Ongoing	AF	Ongoing.
AQ 3.3.2	Recommend that business owners schedule deliveries at off-peak traffic periods.	PW	Ongoing	GF	Ongoing.
AQ 3.4.1	Require designated carpool and vanpool parking in all new office developments.	PW / PL	Ongoing	GF	Encouraged during entitlement review
AQ 3.4.2	Consider developing a model trip reduction and air quality improvement program for City employees. The program could include flexible or compressed work schedules, commuter matching services, telecommuting options, and preferential carpool/vanpool parking, transit subsidies.	PL / PW / PIO	2007 / 2008	GF / transit tax	Not Completed
AQ 4.1.1	Require energy-conserving features in the design and construction of new development. Many options exist for reducing pollution from energy-producing systems, including the following: - Requiring the use of the best available technologies to reduce air pollution standards. - Using building materials and methods that reduce emissions and improve indoor air quality (e.g., LEED certification, LEED Green Buildings, EPA Green Building, etc.). - Requiring that development projects be located and designed in a way that minimizes direct and indirect emission of air contaminants. - Installing efficient heating equipment and other appliances, such as water heaters, swimming pool heaters, cooking equipment, refrigerators, furnaces, and boiler units. - Utilizing automated time clocks or occupant sensors to control heating systems.	B / PW	Ongoing	GF	Complete and ongoing. Currently the City enforces the provisions of the California Energy Code, the Green Building Standards and the Building Energy Efficiency Standards that are referenced within.
AQ 4.1.2	Encourage the use of cost-effective and innovative emission-reduction technologies in building components and design.	PW / PL	Ongoing	AF	Ongoing, future plans may involve work with economic development and sacog for funding opportunities and projects.
AQ 4.1.3	Support the use of building materials and methods that increase efficiency beyond State Title 24 standards.	B / PL	Ongoing	AF	Complete and ongoing per the entitlement and building permit process review.
AQ 4.1.4	Encourage the use of "EPA Energy Star"-certified appliances.	B / PIO	Ongoing	GF	Ongoing.
AQ 4.1.5	Promote the implementation of sustainable design strategies for "cool communities," such as installing reflective roofing or light-colored pavement and planting urban shade trees.	B / PIO	Ongoing	GF	Complete and ongoing per the building permit process review.

	Action	Responsible Party	Time Frame	Funding Source	Status 2016
AQ 41.6	Consider incorporating energy-conserving design and construction techniques in all City facilities.	B	Ongoing	GF	Complete and ongoing per the building inspection and code enforcement process. XII – Air Quality Element Complete and ongoing. All city facilities are held to the standards required for energy conservation and sustainable design, in accordance with state and federal guidelines and requirements.
AQ 42.1	Replace the City's fleet vehicles with new vehicles that utilize the lowest emission technology available, whenever economically feasible.	CM	Ongoing	GF / Grants	Completed and on-going
AQ 42.2	Consider adopting a policy that provides a preferential treatment to contractors using reduced emission equipment for City construction projects and for City contracts for services (e.g., garbage collection).	CM / B	2006 / 2007	GF	Not complete. The City can expedite the review for priority projects, but does not have a process for preferential treatment.
AQ 42.3	Encourage lowest emission technology buses in public transit fleets.	CM	Ongoing	GF	Complete and ongoing.
AQ 42.4	Promote developments and street systems that support the use of neighborhood electric vehicles.	PW / PL	Ongoing / PR	AF	Not Complete
AQ 42.5	Adopt an ordinance that limits the amount of time diesel-powered trucks, buses, and other heavy vehicles may idle in accordance with California Air Resources Control Board rules from mobile TAC sources, and that restricts placing new sensitive receptors within the proximity of known toxic air contaminant (TAC) producing facilities and land uses. Sensitive receptors shall be located a safe distance from TAC sources as described in California Air Resources Board guidelines and Sacramento Air Quality Management District requirements.	PW	2007 / 2008	GF	Ongoing.
AQ 44.1	Enforce construction-related air quality mitigation measures adopted through the CEQA process.	PL	Ongoing	AF	Complete and ongoing.
AQ 51.1	Provide air quality information on the City's website, including links to public information provided by SQAQMD and the California Air Resources Board.	PIO	Ongoing	AF	Ongoing.
AQ 51.2	Encourage employers to post flyers about carpools, vanpools, and other modes of transportation that contribute to improved air quality in locations that are easily visible to employees.	PIO	Ongoing	GF	Ongoing.
XIII – NOISE ELEMENT					
N 11.1	Adopt a Noise Ordinance with noise level performance standards, including maximum allowable noise exposure, ambient vs. nuisance noise, method of measuring noise, and enforcement procedures.	PL / CM	2007	GF	Sound regulated per RCM C 6.68 (noise control). This standard is outdated and taken from the

	Action	Responsible Party	Time Frame	Funding Source	Status 2016
					County. Needs revision and guidelines for mitigation.
N 1.2.1	Require new development of noise-creating uses to conform to the City's maximum noise levels.	PL	Ongoing	AF	Completed and ongoing as part of the entitlement process.
N 1.2.2	Require an acoustical analysis as part of the environmental review process when noise-sensitive land uses are proposed in areas where current or projected exterior noise levels exceed the City's standards.	PL	Ongoing	AF	Completed and ongoing as part of the entitlement process.
N 1.2.3	Require any potential noise impacts identified during the acoustical analysis to be mitigated in the project design to the maximum extent feasible.	PL	Ongoing	AF	Completed and ongoing as part of the entitlement and building permit process. Is also required per CEQA analysis.
N 1.3.1	Require an acoustical analysis as part of the environmental review process when proposed non-residential land uses are likely to produce noise levels that exceed the City's noise standards. The acoustical analysis must be prepared by a qualified person experienced in environmental noise assessment and architectural acoustics, and must estimate existing and projected cumulative noise levels and compare those levels to the policies within this Element.	PL	Ongoing	AF	Completed and ongoing as part of the entitlement process.
N 1.3.2	Require any noise impacts identified in the acoustical analysis to be mitigated in conjunction with the project design.	PL	Ongoing	AF	Completed and ongoing as part of the entitlement and CEQA review process.
N 1.4.1	Limit construction activity to the hours of 7 a.m. to 7 p.m. weekdays and 8 a.m. to 6 p.m. weekends when construction is conducted in proximity to residential uses.	PL / PW / B	Ongoing	AF / BPF	Complete and ongoing per the noise element and municipal requirements.
N 1.4.2	Consider restricting the hours of operation of loading docks, trash compactors, and other noise-producing uses in commercial areas that are adjacent to residential uses.	PL	Ongoing	AF	Completed and ongoing as part of the entitlement and building permit process.
N 1.4.3	Require stationary construction equipment and construction staging areas to be set back from existing noise-sensitive land uses.	PL	Ongoing	AF	Completed and ongoing as part of the entitlement and building permit process.
N 1.6.1	Develop guidelines, strategies, and standards specifically related to maintaining acceptable noise levels in higher density development. Consider design and construction standards that minimize noise conflicts between residents with shared walls or floors / ceilings.	PL / B	2007	GF	There are indirect regulations and guidelines (i.e. sound wall, landscaping, UBC requirements), but nothing within the zoning code.
N 2.1.1	Encourage placement of light rail lines below the grade of the roadway in order to reduce noise impacts.	PW / PL	Ongoing	GF	This has not been achieved.
N 2.2.1	Assess the significance of the noise increase of all roadway improvement projects in existing areas according to the following criteria: - Where existing traffic noise levels are less than 60 dB Ldn at the outdoor activity areas of noise-sensitive uses, a + 5 dB Ldn increase in noise levels due to roadway	PL / B	Ongoing	AF / BPF	Complete and ongoing per the entitlement review.

	Action	Responsible Party	Time Frame	Funding Source	Status 2016
	in proven ent projects will be considered significant; and - Where existing traffic noise levels range between 60 and 65 dB Ldn at the outdoor activity areas of noise-sensitive uses, a + 3 dB Ldn increase in noise levels due to roadway in proven ent projects will be considered significant; and - Where existing traffic noise levels are greater than 65 dB Ldn at the outdoor activity areas of noise-sensitive uses, a + 1.5 dB Ldn increase in noise levels due to roadway in proven ent projects will be considered significant.				
N 2.3.1	Adopt a Citywide noise reduction program to reduce traffic noise and other noise levels.	PL / PW	2007 / 2008	GF	This has not been achieved.

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
Goal H 1	Seek a balance of housing opportunities appropriate for the range of jobs available and planned in the city.				
Policy H 1.1	Improve the City's jobs-housing balance through ensuring that housing development in Rancho Cordova provides opportunities for all income levels in order to serve the full range of available and projected jobs in the City.				
Action H 1.1.1	The City will work with the Economic Development Department to inquire with larger employers in the community to determine salary information and employee preference regarding housing type.	General Fund	Economic Development Department	Inquire with employers once every two years.	Economic Development receives EDD Data with salary information in relation to industries
Policy H 1.2	Maintain adequate sites that support a range of housing types appropriate for the City's housing needs, taking into account employment projections, household growth, and the City's share of regional housing needs.				

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
Action H 1.2.1	Residential development projects of 100 gross acres or more shall include a minimum of 5 percent of the total project residential developable acreage (net) for residential uses of 30 units per acre or higher. This minimum high density acreage requirement is calculated to satisfy projected RHNA to the City. Additionally the City will require a minimum of 5 percent for residential uses of 10 units per acre or higher. Development projects with a requirement of less than 5 acres in either or both categories may opt to designate land off-site, if deemed appropriate for the project. If projects propose densities higher than the identified density, the required acreage shall be decreased accordingly. For example, if a project is required to provide 15 acres at 30 units per acre, that project could alternatively provide 11.25 acres at 40 units per acre. Similarly, if the project's requirement for land with density of 10 units per acre was 6 acres, the project could alternatively provide 4 acres at 15 units per acre. For the purpose of satisfying the 5 percent for land uses at or above 30 units per acre, sites must meet the following requirements:	General Fund, Local Housing Trust Fund	Planning Department, Housing Services Division	Ongoing, as residential applications are received.	The City has met the high density set-asides in all of the new Development Entitlements that have been recently approved or are currently under review. As part of the development review process all new housing projects are reviewed for their compliance to these housing standards.
	Sites must be zoned exclusively residential.				

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
	Acre used to satisfy RHNA requirements will be required to maintain minimum densities. Sites must be of sufficient size to accommodate a minimum of 16 units per site. Sites must be proximate to public transportation routes which provide ready access to fixed rail.				
Policy H 1.3	Promote a broader range of housing options for executives.				
Action H 1.3.1	The City's Zoning Code accommodates and facilitates the development of executive housing options in Specific Plans and large subdivisions (500+ units) in the Rural Residential (RR) and the Estate Residential (ER) zones.	General Fund	Planning Department	Ongoing, as projects are possessed through the Planning Department.	The city is currently in the process of reviewing the Sun Creek, Rio Del Oro Specific Plan was approved in 2016. Both include a variety of housing types and densities ranging from 6.1 du./acre to 40 du./acre. As addressed in the 2013-2021 housing element land use and sites inventory, the City's current zoning standards, accompanied with vacant land, has the capacity to meet the City's fair share of the housing needs within the current planning cycle.
Policy H 1.4	Promote higher density housing in close proximity to transit, employment, and appropriate services, such as transit-oriented development				
Action H 1.4.1	As part of an ongoing effort to promote transit-oriented development the City will coordinate with regional partners to incentivize the production of housing for persons living and working in same community.	General Fund	Public Works, Housing Services Division, Planning, and Economic Development departments	The City will coordinate efforts to apply for funding for transit-oriented developments as Notices of Funding Available (NOFAs) are released and will create	The City is maintaining a commitment to TOD high-density residential in review of all projects to be located adjacent to RT access points. The Crossings at Woodberry Affordable Multi-Family project was approved. However, the project is

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/ Steps Taken
	o SACOG – The City will continue to work with SACOG to identify and apply for grant opportunities aimed at planning and promoting TOD development along the Regional Transit Light Rail lines. o Regional Transit – The City will continue to cooperate with Regional Transit in identifying transit needs in the community and working to provide viable solutions. These may include negotiating new bus routes, partnering to provide special or commuter routes, creating and maintaining a discount RT pass program for low- and very low-income residents living in the City's affordable housing, and leveraging new infill development projects around existing mass transit infrastructure (Transit Oriented Development). o Local and Regional Complete Streets Advocate groups – The City will continue to work with local and regional Complete Streets Advocate groups to improve transportation options in the City, including bicycle lanes, improved pedestrian access, and better connectivity between existing alternative transportation options and local mass transit (such as dedicated pedestrian pathways), particularly in development projects located in immediately adjacent to transit services.			project requirements and incentives to encourage reduced auto use in transit nodes.	awaiting Federal and State funding. In addition, all new master plans and specific plans currently under review, contain a variety of multimodal transportation options that focus on linkages (ie. bike to bus, bus to light rail) to improve connectivity and usage of existing transit systems.

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
Policy H 1.5	Developers of new residential projects within the newly developing areas of the City (generally in the large, vacant areas south of Highway 50) shall prepare an Affordable Housing Plan (Plan) for the project for City review and approval that identifies the project's plan for providing affordable housing.				
Action H 1.5.1	The City has established the following guidelines to provide direction for the review of Affordable Housing Plans associated with individual development projects and to provide direction for the preparation of an Affordable Housing Ordinance if one is to be developed.	General Fund	Community Development	The Affordable Housing Plan obligations will be implemented as projects are received by the Planning Department.	The City has negotiated Affordable Housing Plan (AHP) with the developers of the SunCreek Specific Planning Area and Rio del Oro, as per Housing Element standards.
	The Affordable Housing Plan shall be approved in conjunction with the earliest stage of project entitlement, typically with the City Council approval of the Specific Plan, Development Agreement, or other primary land use entitlement.				
	The Affordable Housing Plan shall specify and include the following:				
	1) A projection of the number of dwelling units that will be developed as affordable to extremely low-, very low-, low-, moderate-, and above moderate-income households				
	2) The number of affordable ownership and rental units to be produced. Such split shall be approved by the City Council based on housing needs, market conditions, and other relevant factors. The split of ownership and rental units shall be addressed within the Plan of each individual project.				
	3) Program options within project-specific Affordable Housing Plans may include but are not limited to the				

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/ Steps Taken
AGENDA ITEM 13.2	following:				
	The timing for completion of affordable housing obligations includes the following considerations:				
	For projects proposing to construct affordable housing units or to renovate existing dwellings, the City generally supports construction/renovation of affordable dwellings concurrent with the construction of market-rate housing when feasible. - For projects providing alternative contributions (land dedication, funds, etc.), timing of such contributions shall be identified in the project specific Affordable Housing Plan, with the expectation that the City will pursue construction of affordable units generally concurrent with construction of project market-rate housing.				
	4) At the City Council's discretion, land or other contributions provided by developers as specified within project-specific Affordable Housing Plans may be utilized to augment City efforts and the efforts of its nonprofit partners to provide affordable housing opportunities to all income levels throughout the community. The City will pursue supplemental funding to allow affordability to households earning less than 50 percent of area median income.				

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
	5) In order to ensure the production and preservation of housing affordable to the City's workforce, no productive, reasonable program or incentive option will be excluded from consideration within project-specific Affordable Housing Plans. Possible incentives may include, but are not limited to: - Density bonuses - Fee waivers or deferrals (as reasonably available) - Expedited processing/priority processing - Reduced parking standards - Technical assistance with accessing funding - Modifications to development standards (on a case-by-case basis) - Other incentives				
Action H 1.5.2	The City will annually monitor and revise as necessary, the Affordable Housing Plan negotiation and development process to ensure that the planning process does not pose a constraint on the development of housing.	General Fund	Housing Services Division	Annually monitor the Affordable Housing Plan.	Staff reviewed the current processes and applications, no constraints were identified.
Action H 1.5.3	Together with the developer and nonprofit partners, the City will use maximum efforts to seek available resources to support the construction of affordable housing production, including but not limited to state and federal housing programs and the City programs such as the City's non-residential linkage fee (Local Housing Trust Fund).	State and federal housing programs and the City programs such as the City's non-residential linkage fee (Local Housing Trust Fund)	Housing Services Division, Planning, and Economic Development	Apply for funding as available.	The City is partnered with two non-profit developers for 1 transitional and 2 permanent supportive housing development. The City also partnered with one for-profit developer for affordable family housing.

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
GOAL H 2	ENCOURAGE THE IMPROVEMENT, REHABILITATION, AND REVITALIZATION / REINVESTMENT OF THE CITY'S EXISTING RESIDENTIAL NEIGHBORHOODS				
Policy H 2.1	Provide neighborhood revitalization in existing areas through housing rehabilitation (owner- and renter-occupied units).				
Action H 2.1.1	The City shall continue to apply for federal and state funds to fund the City's housing rehabilitation program to assist in the improvement of owner- and renter-occupied housing units in the City.	Community Development Block Grant (CDBG), or other funds (as funding becomes available to the City)	Housing Services Division, Neighborhood Services Division and Economic Development Department	Apply for funding as Notices of Funding Available (NOFAs) are released.	The City's first CalHOME funded rehabilitation program funded 8 bans to low-income homeowners in needs of health and safety repairs. The City will continue to strongly encourage rental housing owners and managers to re-invest and upgrade rental housing stock through the Rental Housing Inspection Program.
Action H 2.1.2	Continue the use of the City's Emergency Repair Program to provide health and safety repairs for households falling in the extremely low-, very low-, and low-income ranges. This is a grant formobile homeowners and single family homeowners to address immediate health and safety problems.	Community Development Block Grant (CDBG), or other funds (as funding becomes available to the City)	Housing Services Division, Neighborhood Services Division and Economic Development Department	The City will provide bans as funding becomes available each year.	In 2016 the program funding through CDBG was put on temporary hold.
Action H 2.1.3	Support churches and service clubs who organize semi-annual community improvement days by providing information about the event at City Hall and on the City's website. Continue to make information available to the community about other revitalization programs including but not limited to BlightBusters, the Neighborhood Improvement Program, SMUD, and the Sacramento Tree Foundation.	Community Development Block Grant (CDBG), or other funds (as funding becomes available to the City)	Housing Services Division, Neighborhood Services Division and Economic Development Department	Ongoing, as community improvement days occur and new programs become available.	The City's Volunteer Program worked with local businesses, residents, and church organizations to provide residential improvement and revitalization programs to impacted neighborhoods. (Re-build Day, BlightBusters, Clean-up and Beatification Projects)

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	D e s c r i p t i o n	F u n d i n g S o u r c e:	R e s p o n s i b l e A g e n c y:	T i m e F r a m e:	S t a t u s / S t e p s T a k e n
Action H 2.1.4	Continue to identify the most troubled multi-family projects (in terms of law enforcement, code enforcement, and blight conditions) and aggressively pursue the transformation or conversion of such properties into uses that move the community into a more balanced housing market and that will not result in the loss of existing affordable housing units subsidized with federal, state, or local funds.	HOME Program and CDBG Program	Housing Services Division and Neighborhood Services Division	Ongoing.	The City's Rental Housing Inspection program has continued to strongly encourage rental housing property owners and managers to make necessary health and safety improvements and has been formulating ordinances that would include services of a community prosecutor and other fee based site review to continue to bolster that encouragement.
Action H 2.1.5	Continue to implement the Crime Prevention Through Environmental Design (CPTED) standards through the design review process.	General Fund	Planning and Building Departments	Implemented as part of the project processing and review of individual development applications.	The planning department continues to use CPTED standards as part of the design review process for new entitlements and continues to consult with the City's police department for further CPTED and other safety standards.
Policy H 2.2	Continue to implement the Folsom Boulevard Specific Plan.				
Action H 2.2.1	Continue to identify and implement opportunities on Folsom Boulevard for revitalization that will improve the Folsom Boulevard corridor, especially targeting the following	General Fund	Housing Services Division, Neighborhood Services Division, and Economic Development Department	Mixed-use and revitalization opportunities are currently being developed through the Folsom Boulevard Specific Plan.	The City is working with property owners and developers to identify development opportunities along Folsom BLVD on an ongoing basis. One affordable multi-family project was approved on Folsom Blvd. However, the project is awaiting Federal and State funding. The City continues to work with property owners and developers along Folsom Blvd.
	Underutilized, blighted, and/or vacant shopping centers on Folsom Boulevard to increase mixed use and reuse in that corridor.				
Policy H 2.3	Ensure that existing housing stock within the City is maintained and remains habitable in order to assist in meeting the housing needs of the community.				

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/ Steps Taken
Action H 231	Continue in planning the Housing Stock Conservation Fee which is an annual fee collected on business licenses for multi-family properties. This program supports general code enforcement aimed at ensuring code compliance and general housing habitability. Additional code enforcement activities include targeted inspections by the Neighborhood Services Division to enforce higher standards for building maintenance, parking requirements, and landscaping	CDBG Funds, General Fund	Housing Services Division and Neighborhood Services Division	Annually	The City is continuing to collect the Housing Stock Conservation Fee on business licenses.
Policy H 24	Preserve housing units at risk of losing affordability status for units that are subsidized with federal, state, or local funds.				
Action H 241	The City will continue to undertake the following programs and activities during the planning period of the Housing Element. The Housing Services Division and Neighborhood Services Division will implement these efforts. The efforts listed below represent a varied strategy to mitigate potential loss of "at-risk" units due to conversion to market-rate units. These local efforts utilize existing City and local resources. They include efforts to secure additional resources from the public and private sector should they become available.	Local Housing Trust Fund, CDBG	Community Development	Annually	The City is developing a monitoring plan to ensure that at-risk affordable units
	o Monitor owners of at-risk projects on an ongoing annual basis, in coordination with other public and private entities to determine their interest in selling, prepaying, terminating, or continuing participation in a subsidy program.				

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/ Steps Taken
AGENDA ITEM 13.2	o Maintain and annually update the inventory of "at-risk" projects through the use of existing databases (e.g., California Housing Partnership Corporation (CHPC), HUD, State HCD, and California Tax Credit Allocation Committee).				
	o Take all necessary steps to ensure that a project remains in or is transferred to an organization capable of maintaining affordability restrictions for the life of the project, including proactively ensuring notices to qualified entities, coordinating an action plan with qualified entities upon notice, and assisting with financial resources or supporting funding applications.				
	o Ensure projects are monitored to see if they are subject to other State or local requirements regarding the provision of assistance to displaced tenants.				
	o Annually monitor local investment in projects that have been acquired by non-profit or for-profit entities to ensure that properties are well managed and maintained and are being operated in accordance with the City's property rehabilitation standards.				
	o Work with owners, tenants, and nonprofit organizations to assist in the nonprofit acquisition of at-risk projects to ensure long-term affordability of the development. Annually contact property owners, gauge interest, and identify nonprofit partners and pursue funding and preservation strategy on a project				

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/ Steps Taken
	basis. - o Annually meet with stakeholders and housing interests to participate and support, through letters and meetings and technical assistance, local legislators in federal, state, or local initiatives that address affordable housing preservation (e.g., support state or national legislation that addresses at-risk projects, support full funding of programs that provide resources for preservation activities). - o Use available financial resources to restructure federally assisted preservation projects, where feasible, in order to preserve and/or extend affordability. - o Annually identify funding sources for at-risk preservation and acquisition rehabilitation and pursue these funding sources at the federal, state, or local levels to preserve at-risk units on a project-by-project basis.				
Action H 2.4.2	Work with interested individuals, nonprofit housing corporations, and for-profit developers to acquire rental housing projects in need of rehabilitation, and transfer ownership, when necessary, to maintain the affordability of the units to low-income households.	General Fund, Local Housing Trust Fund and other subsidies as available	Housing Services Division	Ongoing	The City continues to work with non-profit and for-profit developers to identify potential rehabilitation projects.

2016 Housing Element Annual Report

ATTACHMENT 3

	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
GOAL H 3	PROMOTE HOUSING DIVERSITY THROUGH PROVIDING A RANGE OF HIGH-QUALITY HOUSING CHOICES FOR THE COMMUNITY, INCLUDING SINGLE-FAMILY HOMES, DUPLEXES, TOWNHOMES/CONDOMINIUMS, LIVE-WORK UNITS, MIXED-USE, MULTI-FAMILY, EXECUTIVE HOUSING, AND MOBILE HOMES, THAT SERVE ALL HOUSEHOLDS, RANGING FROM THE WORKFORCE TO EXECUTIVES TO SENIORS AND OTHER SPECIAL NEEDS GROUPS.				
Policy H 3.1	Ensure that neighborhoods are developed in a balanced, sustainable manner, avoiding over-concentration of affordable housing or oversized rental complexes and providing a range of housing prices and rents.				
Action H 3.1.1	Continue to review other local jurisdictions' programs that spread a range of housing types throughout the jurisdiction.	General Fund	Housing Services Division	Ongoing	The City maintains contact with other jurisdictions' housing programs to encourage best practices.
Action H 3.1.2	The City has identified sites B-1, B-2, L-1, L-2, and L-3, in the Land Inventory (see Tables A-18, A-19, and A-20 in the Appendix) as appropriate to meet a portion of the City's RHNA. These sites are mixed use sites and require a Conditional Use Permit to allow for residential development. The CUP requirement ensures that the commercial uses are compatible with residential development. The sites already meet the location and environmental requirements of the CUP and therefore applications on these sites will be expedited. The City will monitor the development of these sites and upon consultation with developers should the CUP process pose a constraint to the development of	General Fund	Planning Department	Annually monitor the CUP process to ensure it doesn't pose a constraint to any of the sites listed above.	These sites are located in the Villages of Zinfandel and the Mather Special Plan Area. Discussion with potential applicants regarding the site's development is ongoing.

2016 Housing Element Annual Report

ATTACHMENT 3

	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
	Housing, the City will either change the CUP requirement to a Limited Use permit or find alternative sites.				
Policy H 3.2	Provide a range of senior housing opportunities, including senior developments with single-story homes, independent living, assisted living, skilled nursing, and shared housing, and pursue opportunities and funding to convert existing apartment complexes to senior housing facilities.				
Action H 3.2.1	Research feasibility of converting existing multi-family rental housing to senior housing facilities, such as a congregate care or assisted living facility.	General Fund	Planning Department, Housing Services Division, Building Department, and Sacramento Metro Fire District	Evaluate the feasibility of converting units as sites are identified and funding becomes available.	The City did not have an opportunity to identify a conversion facility in 2016.
Policy H 3.3	Provide housing for the special needs populations, including housing accessible for persons with disabilities (including veterans as a primary target group), large households, the homeless, and single-parent households.				

2016 Housing Element Annual Report

ATTACHMENT 3

	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
Action H 3.3.1	Provide accessibility in housing for persons with physical and developmental disabilities by implementing state and federal requirements by undertaking the following actions:	General Fund	Planning Department, Building Department, and Housing Services Division	Ongoing. Provide accessibility in housing for persons with disabilities as projects are processed through the Planning Department.	The City is currently sponsoring two supportive housing projects that are targeting groups that have a high percentage disabled population – homeless veterans, Mother's Veteran Village, which provides transitional and permanent supportive housing. Phase 2 and 3 are awaiting funding.
	☐ Review regulations and procedures for City-funded or City-operated housing programs to ensure that housing needs for persons with physical and developmental disabilities are addressed. The City will continue to encourage and support housing for persons with physical and developmental disabilities, which will include assessing the need for elevator access, continued review of zoning standards, and implementation of the City's reasonable accommodation program.				
Action H 3.3.2	Provide incentives for the development of single-room occupancy (SRO) and supportive housing units for identified special needs groups. Incentives may include fee deferrals, reduced parking requirements, density bonus, priority permit processing, technical assistance in project processing, and accessing funding for the special needs. SROs are allowed with a conditional use permit in the RD-20, RD-25, RD-30, and high density residential (HDR) zones. To ensure development standards do not constrain the development of SROs, the City will evaluate adopting development	General Fund, Local Housing Trust Fund, CDBG	Housing Services Division and Planning Department	Implemented as part of project processing and review of individual development applications	The City has not received any SRO applications or inquiries during 2016.

2016 Housing Element Annual Report

ATTACHMENT 3

	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
	standards which may include:				
	☐ 24-hour on-site management				
	☐ Room limitation to single occupancy, with allowance for overnight guests				
	☐ Requirements for monthly tenancies				
	☐ Units must be 250–300 square feet in size and include kitchen or bathroom				
	☐ Parking ratio of one space per unit or less, and bicycle rack storage of one rack per 5 units				
	The Planning Department and Housing Services Division will review development standards to see if they act as a constraint as SRO applications are submitted.				
Action H 3.3.3	Participate in regional coordination for homeless services and facilities. The City will continue to support existing facilities and programs (including financial support when appropriate and necessary) and permit homeless facilities in the Office/Industrial/Mixed Use (OIMU) and the Light Industrial Business Park (LBP) zones. The City will permit and continue to allow transitional and supportive housing in all residential	General Fund, State Emergency Shelter Program, HUD, other specialized funding	Housing Services Division	Participate in regional coordination on an annual basis. Develop managerial standards for homeless facilities within one year of adoption of the Housing Element.	The City is currently participating in the Continuum of Care through Sacramento County. The City is also the physical location of the largest transitional housing facility in the County – the Mother Community Campus. The City is currently working on another transitional living facility for homeless veterans in need of intense programmatic support. Transitional housing

2016 Housing Element Annual Report

ATTACHMENT 3

	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/ Steps Taken
	zones subject to the same restrictions that apply to other residential uses of the same type in the same zone. The City will establish managerial standards for homeless facilities that will include the following: maximum number of beds; - o Off-street parking based upon demonstrated need; - o Size and location of on-site waiting and intake areas; - o Provision of on-site management; - o Proximity to other shelters; - o Length of stay; - o Lighting; and - o Security during hours when the shelter is open				facilities receive special consideration during the entitlement process, including parking reductions and density bonuses. All transitional facilities are required to have a management plan.
Policy H 3.4	The City will continue to promote equal housing opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, disability, familial status, source of income, or sexual orientation.				
Action H 3.4.1	The City will continue implementation of its Fair Housing Plan that works to affirmatively further fair housing. The Plan is part of a new fair housing effort that the City began in fiscal year 2012-2013, and includes:	General Fund, CDBG funds	Housing Services Division	Ongoing	The City in 2016 partnered with adjacent jurisdictions as a regional approach. The partnerships in 2016 included Project Sentinel and Sacramento Self-help Housing.
	o Production, marketing, and distribution of fair housing materials, and marketing in non-English languages				

2016 Housing Element Annual Report

ATTACHMENT 3

	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/ Steps Taken
	- o Fairhousing case intake, and routing of fairhousing complaints through the City's Fair Housing Representative - o Routing of potential fairhousing cases to the appropriate entities, including Sacramento Self-Help Housing, HUD, California Department of Fair Employment and Housing, Legal Services of Northern California, and the California Department of Consumer Affairs, etc. - o Strategic implementation of activities and programs intended to address the impediments to fairhousing identified in the City's Analysis of Impediments to Fair Housing (AI) completed in 2010.				
Action H 3.4.2	Per Chapter 1.10 of the Zoning Code (Entitlements), the City will allow requests for reasonable accommodation in regard to relief from the various land use or zoning rules, policies, practices, and/or procedures that may be necessary to ensure equal access to housing designed for, intended for occupancy by, or with supportive services for individuals with disabilities as required in the Zoning Code.	General Fund	Planning Department	Ongoing	There has not been a formal reasonable application submitted in 2016. The City will continue to work to accommodate individuals that require reasonable accommodations consistent with the provision of the zoning code.
GOAL H 4	PURSUE SUSTAINABLE DEVELOPMENT AND ENERGY EFFICIENCY FOR NEW RESIDENTIAL DEVELOPMENT AND EXISTING HOUSING STOCK.				

2016 Housing Element Annual Report

ATTACHMENT 3

	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
Policy H 4.1	Require energy efficiency in the design and construction of housing developments through implementation of the State Energy Conservation Standards (Title 24). The long-term economic and environmental benefits of energy efficiency shall be weighed against any increased initial costs of energy saving measures. Encourage sustainable development by reducing energy use.				
Action H 4.1.1	Partner with SMUD and PG & E to develop model programs for energy efficiency in new development without increasing costs to the homebuyer, and post and distribute information on currently available weatherization and energy conservation programs to residents and property owners as well as encourage participation in SMUD's photovoltaic (solar), energy efficiency, peak reduction, and other comparable programs. The City will distribute information through the City's newsletter, annual mailings in City utility billings, distribution of program information to community organizations and at municipal offices, and postings on the City's website. To best capture the ethnic diversity of the community, information will be available in the four major languages used in the community and other languages on demand.	General Fund	Planning and Building Departments	Ongoing	This program has not been completed since the 2013-2021 housing element was adopted in late 2013. The planning and building department continue to coordinate efforts to encourage energy efficiency in design. Staff will work on creating a link to the list of SMUD programs on the City website in 2017 and pursue PG & E.
GOAL H 5	PURSUE PUBLIC AND PRIVATE RESOURCES AVAILABLE TO PROMOTE DIVERSE HOUSING OPPORTUNITIES, AND PARTICULARLY TO ASSIST IN THE CREATION OF WORKFORCE HOUSING AND SPECIAL NEEDS HOUSING.				
Policy H 5.1	Partner with private organizations to encourage housing investment in the City.				

2016 Housing Element Annual Report

ATTACHMENT 3

	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
Action H 5.1.1	Consider creating a local housing foundation/trust that may be funded by for-profit and non-profit partners as well as employers as well as funding from potential in-lieu fees and land grants from new developments.	General Fund	Economic Development Department	Determine viability of creating a local housing trust fund by end of fiscal year 2014.	The City is reviewing the viability of a local housing trust for long term property and fee management.
Policy H 5.2	Pursue state and federal funding sources needed to achieve the desired range of housing choice.				
Action H 5.2.1	Pursue available and appropriate state and federal funding sources to support efforts to meet new construction needs of extremely low-, very low-, low-, and moderate-income households. Appropriate sources of funding will be determined on a case-by-case basis. (See Program Timeframe and Potential Funding below.) The City will collaborate with nonprofit organizations and agencies such as Northern California Construction Training, Community Housing Opportunity Corporation. Potential funding sources for this program will include the CDBG, HOME, CalHOME, and BEG IN programs, the state Multi-Family Housing Program, California Housing Finance Agency programs (such as HELP), tax exempt bond financing, low-income housing tax credits, the Federal HOME Loan Bank Affordable Housing Program, and various other HUD programs for special needs groups.	Economic Development Initiations Grant (EDI) CDBG, HOME, CalHOME, BEG IN, Multi-Family Housing program, California Housing Finance Agency, HELP Program, HUD Program Section 221(d), Section 202 (elderly), Section 811 (persons with disabilities), Federal HOME Loan Bank, Tax Exempt Bonds, Low-Income Housing Tax Credits (state and federal), and Housing Tax Increment Funds, Workforce Housing Reward Program Funds	Housing Services Division	Ongoing. The City will apply for all of the above loans and grants as Notices of Funding Available (NOFAs) are released from HCD	The City continues to apply for any and all available and applicable grants and other funding for affordable housing. These include HOME and CALHOME grant applications, Infill grant applications, Urban Lift neighborhood applications, Tax Credits, and other assorted funding opportunities.

2016 Housing Element Annual Report

ATTACHMENT 3

	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
Action H 522	Work with financial institutions serving Rancho Cordova to solicit interest in providing financing for extremely low-, very low-, low-, and moderate-income housing as part of their responsibilities under the Federal Community Reinvestment Act (CRA). The City will seek specific lending commitments to be used in conjunction with state and federal funds. The City will work with interested lending institutions and developers to use existing CRA-funded programs through the Federal Home Loan Bank Board and the Federal Reserve Bank Board.	CDBG, HOME and other funds (as funding becomes available to the City)	Housing Services Division	Meet with financial institutions serving Rancho Cordova regularly to determine what funding is available for lower-income households.	The City explores opportunities to work with financial institutions to encourage CRA investment.
Policy H 53	Cooperate with affordable housing providers and provide regulatory and financial incentives to develop, acquire, rehabilitate, and/or manage housing affordable to extremely low-, very low-, low-, or moderate-income households.				
Action H 531	To promote the development of affordable housing, the City will market available incentives by advertising on the City's website, publishing brochures and making referrals. The incentives for developers may include:	General Fund	Housing Services Division and Planning Department	Offer incentives as projects are processed through the Planning Department.	The City is working to encourage development of affordable housing project as funds and resources become available.
	☐ Financial assistance (based on availability of housing funds)				
	☐ Expedited development review				
	☐ Streamlined processing				
	☐ Density bonuses				
	Given equal quality of design, priority will be given to projects containing units affordable to extremely low and very low-income households.				

2016 Housing Element Annual Report

ATTACHMENT 3

	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/ Steps Taken
Policy H 5.4	Require non-residential development to provide for the affordable housing needs generated or contributed to by their development.				
Action H 5.4.1	The City will continue to explore the option of updating the existing Housing Trust Development Impact Fee (fee for non-residential development that funds the Local Housing Trust Fund) to better address the needs and desires of City. The update to the fee program shall include the following: ☐ An updated nexus study addressing the extremely low-, very low- and low-income housing needs generated by non-residential development, including the cost to provide a variety of lower-income housing types; ☐ A fee structure based on defined types of non-residential development that are consistent with uses identified in the Zoning Code; ☐ A fee component to cover administrative costs; ☐ An annual inflationary adjustment; ☐ Exempt uses; and ☐ Allowed uses of the fee, including its use to provide pre-development, construction, and permanent financing for affordable multi-family projects and provide a homebuyer assistance program.	General Fund	Community Development Department	Determine the viability of updating the Housing Trust Development Impact Fee by end of fiscal year 2016. Annually review fee to determine if additional updates are necessary to reflect changes in real estate market.	The City is working with the Finance department to assess the opportunity of updating the Housing Trust Development Impact Fee

MEMORANDUM



DATE: April 3, 2017

TO: Honorable Mayor and Council Members

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

SUBJECT: **RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT AMENDMENT 127-2015-2 WITH MARK THOMAS & COMPANY FOR THE DESIGN OF CHASE DRIVE CORRIDOR IMPROVEMENTS INCREASING THE CONTRACT AMOUNT FROM \$360,820 TO \$430,820 AND EXTENDING THE TERM TO DECEMBER 31, 2019.**

RECOMMENDATION

Adopt Resolution 43-2017.

RESULT OF RECOMMENDED ACTION

Adoption of Resolution 43-2017 will authorize the City Manager to execute contract amendment 127-2015-2 with Mark Thomas & Company for the design of Chase Drive corridor improvements increasing the contract amount from \$360,820 to \$430,820 and extending the expiration to December 31, 2019. The amended contract will allow for additional environmental and design services needed to comply with requirements of the received Highway Safety Improvements Program Grant.

BACKGROUND

In May of 2015, City Council approved two Community Enhancement Fund (CEF) applications submitted by Soil Born Farms and Folsom Cordova Unified School District (FCUSD) to create a master plan for the Chase Drive corridor. City staff subsequently facilitated collaboration with stakeholders including Soil Born Farms, FCUSD, Cordova Recreation and Park District, Cordova Community Council and Sacramento Regional Parks to prepare a unified vision for the corridor. The estimated cost for complete implementation of the vision is approximately \$8 million.

The project was recommended to be phased to facilitate funding, design and construction. In February 2016, Council directed staff to proceed with Phase 1 design to include plaza improvements at the intersection of Chase Drive and Coloma Road, and Soil Born Farms access and driveway improvements.

Staff has been actively pursuing grant opportunities while proceeding with the Phase 1 design. The City has successfully secured a Federal Highway Safety Improvement Program grant in the amount of \$277,290 for the plaza improvements. Due to Federal requirements, additional

environmental and design work will need to be performed to be eligible for the grant. The additional necessary work to leverage the grant is estimated at \$70,000.

FISCAL IMPACT

The project will have no impact on the City's General Fund. The \$70,000 needed to complete the design work which is necessary to leverage \$277,290 in Highway Safety Improvement Program grant funding is covered from the reallocation of funds originally approved for different fiscal year 2016-2017 Community Enhancement Fund projects. Those projects have come under budget, are tracking less than the funding approved for the fiscal year, or will not be taken on this fiscal year. Therefore, \$70,000 is recommended to be allocated to the design phase of the Chase Plaza Project which enables staff to leverage federal grant funding.

ATTACHMENT

Resolution No. 43-2017, including Exhibit 1, contract amendment 127-2015-2.

2798756.1

CITY OF RANCHO CORDOVA

RESOLUTION NO. 43-2017

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT AMENDMENT 127-2015-2
WITH MARK THOMAS & COMPANY FOR THE DESIGN OF CHASE DRIVE CORRIDOR
IMPROVEMENTS INCREASING THE CONTRACT AMOUNT FROM \$360,820 TO \$430,820 AND
EXTENDING THE TERM TO DECEMBER 31, 2019.**

WHEREAS, on October 1, 2015 the City of Rancho Cordova executed contract 127-2015 with Mark Thomas & Company in the amount of \$70,820 for services including corridor master planning and stake holder engagement; and

WHEREAS, on March 21, 2016 the City of Rancho Cordova executed contract amendment 127-2015-2 to increase the contract amount to \$360,820 and extend the term of the contract to December 31, 2017; and

WHEREAS, the City desires to authorize additional environmental and design services for the Plaza Project at Coloma Road/Chase Drive needed to comply with requirements of the received Highway Safety Improvements Program Grant; and

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

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize the City Manager to execute contract amendment 127-2015-2 attached as **Exhibit 1**, with Mark Thomas & Company to increase the contract amount from \$360,820 to \$430,820, and extend the completion date to December 31, 2019.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the ____ day of _____, 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Donald Terry, Mayor

ATTEST:

Mindy Cuppy, MMC, City Clerk

**SECOND AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT
BETWEEN THE CITY OF RANCHO CORDOVA AND MARK THOMAS & COMPANY, INC. FOR THE
CHASE DRIVE CORRIDOR IMPROVEMENTS**

This Second Amendment to the Agreement for Professional Services ("Amendment") is made by and between the City of Rancho Cordova ("City") and Mark Thomas & Company, Inc. a ("Professional") as of April 4, 2017. City and Professional are hereinafter collectively referred to as the "Parties."

RECITALS

WHEREAS, the Parties entered into a Professional Services Agreement ("PSA") dated October 1, 2015 for the purpose of providing Professional Services; and

WHEREAS, this Amendment will amend the existing contract to allow Mark Thomas & Company, Inc. to complete the final design for Phase 1A and Phase 1B of Chase Drive corridor improvements by extending the duration of the contract, and include the additional scope and budget to complete the design at the Plaza including safety improvements needed for HSIP grant received.

WHEREAS, the Parties agree that changes to the term and services provided for in the PSA are necessary in order for the City to continue receiving services by Professional.

NOW, THEREFORE, the Parties hereto agree as follows:

AGREEMENT

1. The Parties agree to modify the end date of the PSA from December 31, 2017 to December 31, 2019. The first sentence of Section 1.1 of the PSA, "Term of Service," is amended to read as follows:

"The term of this Agreement shall begin on the date first noted above and shall end on December 31, 2019, and Mark Thomas & Company, Inc. 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 in Section 8."

2. Section 2 of the PSA, "Compensation," provides for the City to pay Professional a sum not to exceed three hundred and sixty thousand, eight hundred twenty dollars (\$360,820). The Parties agree to amend Section 2 of the PSA in order to increase the compensation amount to pay Mark Thomas & Company, Inc. for additional services. The first sentence of Section 2 of the PSA is amended to read as follows:

"City hereby agrees to pay Professional a sum not to exceed four hundred and thirty thousand, eight hundred twenty dollars (\$430,820), notwithstanding any contrary indication that may be contained in Professional's proposal, for services to be performed and reimbursable costs incurred under this Agreement."

3. The document entitled "Scope of Work," attached hereto as Exhibit A, shall replace and supersede the PSA's Exhibit A.
4. The document entitled "Compensation Schedule," attached hereto as Exhibit B, shall replace and supersede the PSA's Exhibit B.
5. All other terms and conditions in the PSA shall remain in full force and effect to the extent they are not in conflict with this Amendment.

EXHIBIT 1
CONTRACT NO. 127-2015-2

6. The signatures of the Parties to this Amendment may be executed and acknowledged on separate pages or in counterparts which, when attached to this Amendment, shall constitute one complete Amendment.
7. **Contract Administration.** This Agreement shall be administered by Chris Boyer ("Contract Administrator"). All correspondence shall be directed to or through the Contract Administrator or his or her designee.

Notices. Any written notice to Mark Thomas & Company, Inc. shall be sent to:
Mark Thomas & Company, Inc.
Attn: James Pangburn, Project Manager
7300 Folsom Blvd, Suite 203
Sacramento, CA 95826
Email Address (for Insurance Update Requests): jpangburn@markthomas.com

Any written notice to City shall be sent to:
City of Rancho Cordova
Attn: Chris Boyer
2729 Prospect Park Drive
Rancho Cordova, CA 95670

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

CITY OF RANCHO CORDOVA

MARK THOMAS & COMPANY, INC.

Cyrus Abhar, City Manager

Robert A. Himes, President

Date: _____

Date: _____

Attest:

Mindy Cuppy, MMC, City Clerk

Date: _____

Approved as to Form:

Adam U. Lindgren, City Attorney

Date: _____

MEMORANDUM

DATE: April 3, 2017

TO: Honorable Mayor and Council Members

FROM: Albert Stricker, Public Works Director

SUBJECT: **APPROVAL OF PARCEL MAP OF SUBDIVISION NO. RC-03-027.01A
SUNRIDGE VILLAGE LARGE LOT MAP LOCATED SOUTHEAST OF THE
INTERSECTION OF DOUGLAS ROAD AND RANCHO CORDOVA PARKWAY**



RECOMMENDATION

Approval of Parcel Map of Subdivision No. RC-03-027.01A Sunridge Village Large Lot Map; located at the southeast corner of Douglas Road and Rancho Cordova Parkway.

RESULT OF RECOMMENDED ACTION

Approval of this recommendation will result in the recording of the parcel map creating four separate parcels.

BACKGROUND

The City Council approved the tentative map on April 17, 2006 with conditions. This parcel map is in conformance with the original April 17, 2006 approval and therefore it is not subject to additional discretionary conditions.

The undeveloped 81.25 gross acre site is being subdivided into four large parcels for four future villages ultimately consisting of 369 single family lots. The parcel map has been examined and checked for compliance with Title 22 of the City Code and the California State Map Act. A copy of the parcel map (Attachment 1) and vicinity map (Attachment 2) are included with this letter.

FISCAL IMPACT

There is no fiscal impact to the City.

ATTACHMENTS

1. 8 ½ X 11 Copy of Parcel Map.
2. Vicinity Map.

PARCEL MAP OF SUBDIVISION NO. RC-03-027.01A
SUNRIDGE VILLAGE LARGE LOT MAP
BEING PORTIONS OF FRACTIONAL SECTIONS 9 AND 16
TOWNSHIP 8 NORTH, RANGE 7 EAST, M.D.M.
CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, CALIFORNIA
APRIL, 2017
MURRAY SMITH & ASSOCIATES
SHEET 1 OF 4

OWNER’S STATEMENT

THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP OF SUBDIVISION NO. RC-03-027.01A SUNRIDGE VILLAGE LARGE LOT MAP.

CRESLEIGH HOMES CORPORATION, A CALIFORNIA CORPORATION

BY: _____

PRINT NAME: _____

TITLE: _____

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF _____)
COUNTY OF _____) SS

ON _____, BEFORE ME,

_____, A NOTARY PUBLIC, PERSONALLY APPEARED

_____WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE: _____

NOTARY PRINTED NAME: _____

MY PRINCIPAL PLACE OF BUSINESS IS _____ COUNTY.

MY NOTARY COMMISSION NO. _____

MY COMMISSION EXPIRES ON: _____

SURVEYOR’S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND WAS COMPILED FROM RECORD DATA BASED UPON A FIELD SURVEYOR IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF CRESLEIGH HOMES CORPORATION IN SEPTEMBER 2016. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED. THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE

MICHAEL S. COSTA



REGISTRATION NUMBER: L.S. 6600
EXPIRATION DATE: 12/31/2017

CITY ENGINEER’S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP OF SUNRIDGE VILLAGE LARGE LOT MAP AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH.

CITY ENGINEER, ALBERT STRICKER
R.C.E. 64057
EXPIRATION DATE: 09/30/2018

DATE

CITY SURVEYOR’S STATEMENT

I HEREBY STATE THAT I AM SATISFIED THAT THIS PARCEL MAP IS TECHNICALLY CORRECT.

LAND SURVEYOR, CYRUS E. ABHAR
P.L.S. 7723
EXPIRATION DATE: 12/31/17

DATE

CITY CLERK’S STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA HAS APPROVED THIS PARCEL MAP.

CITY CLERK
CITY OF RANCHO CORDOVA

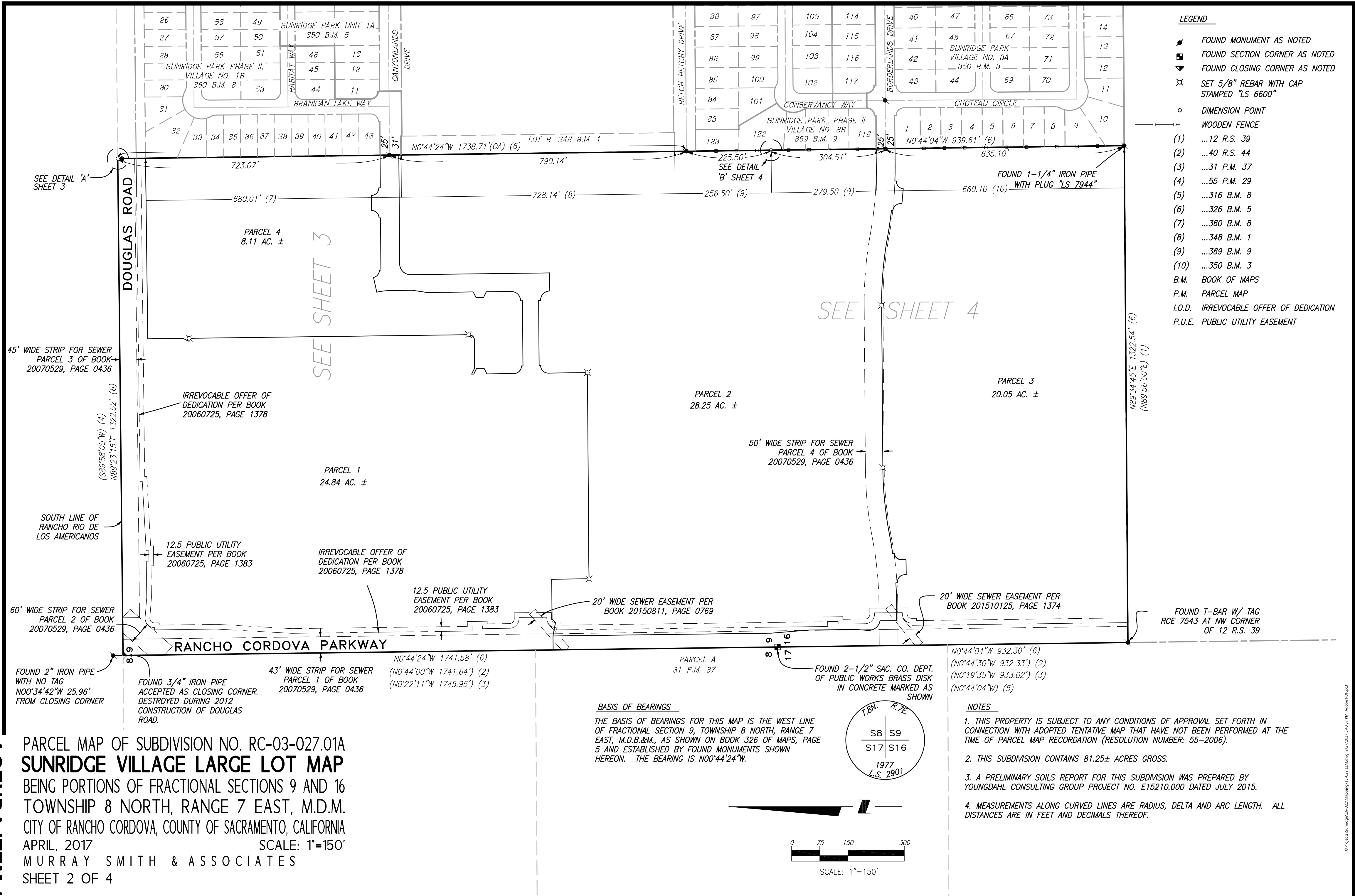
DATE

RECORDER’S STATEMENT

FILED THIS _____ DAY OF _____, 20____, AT _____M. IN BOOK _____ OF PARCEL MAPS AT PAGE _____ AT THE REQUEST OF CRESLEIGH HOMES CORPORATION. TITLE TO THE LAND IN THIS PARCEL MAP BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

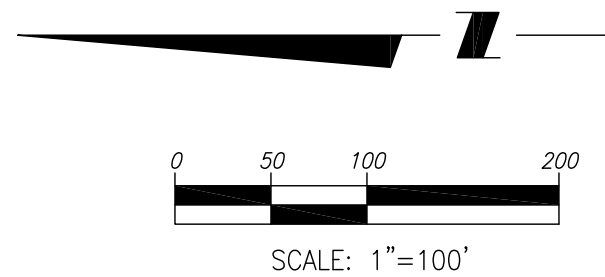
BY: _____
COUNTY RECORDER
COUNTY OF SACRAMENTO

BY: _____
DEPUTY RECORDER



PARCEL MAP OF SUBDIVISION NO. RC-03-027.01A
SUNRIDGE VILLAGE LARGE LOT MAP
BEING PORTIONS OF FRACTIONAL SECTIONS 9 AND 16
TOWNSHIP 8 NORTH, RANGE 7 EAST, M.D.M.
CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, CALIFORNIA
APRIL, 2017
MURRAY SMITH & ASSOCIATES
SHEET 3 OF 4

SEE SHEET 2 FOR LEGEND,
NOTES AND BASIS OF BEARINGS

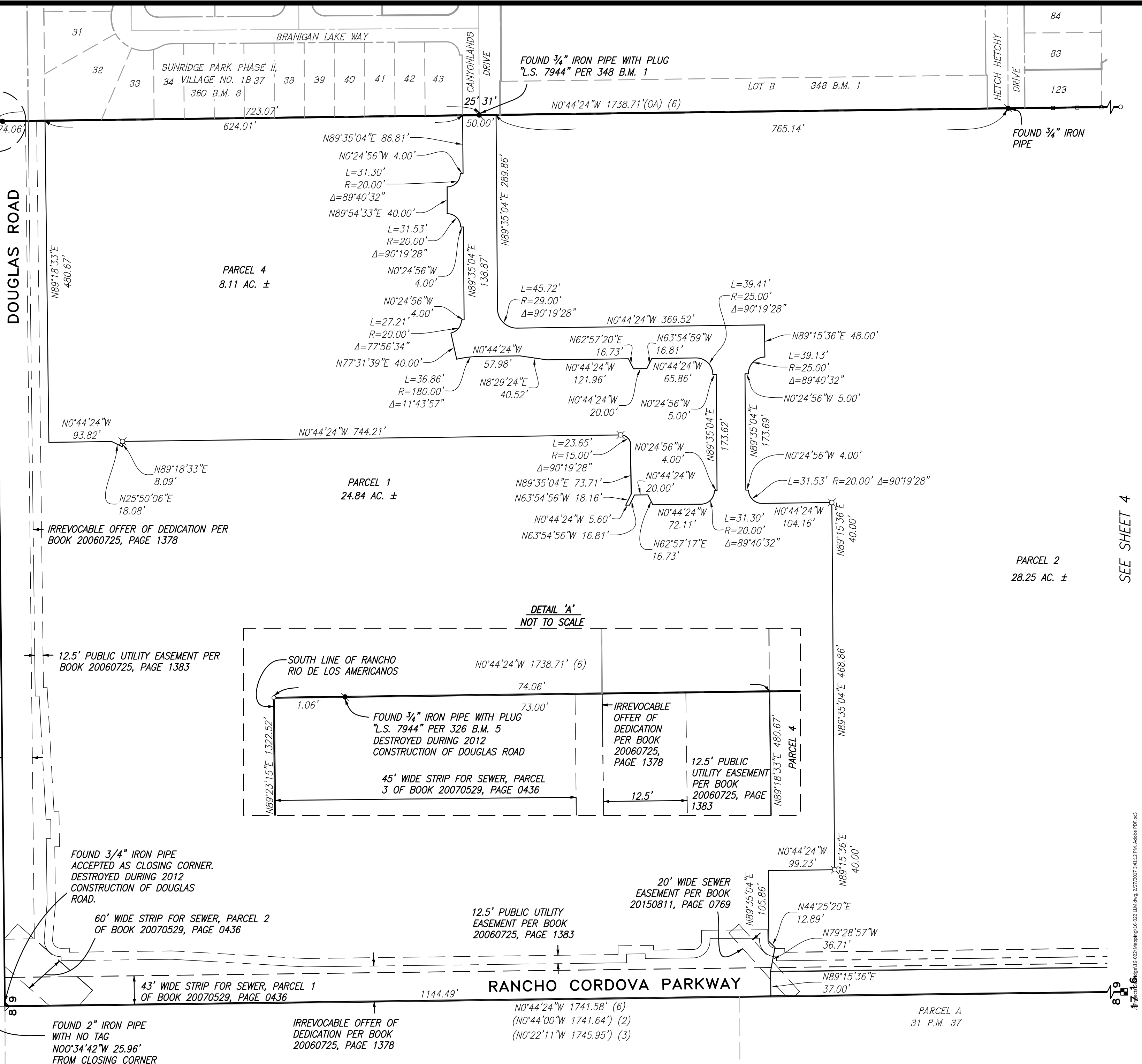


45' WIDE STRIP FOR SEWER, PARCEL 3
OF BOOK 20070529, PAGE 0436

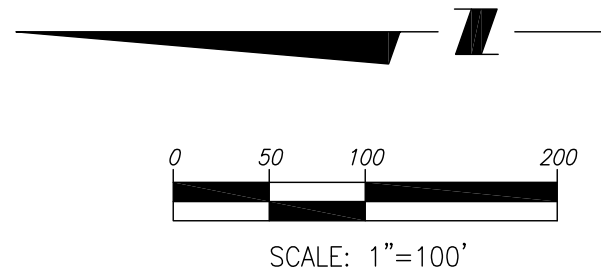
SEE DETAIL 'A'
THIS SHEET

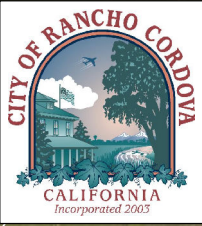
SOUTH LINE OF
RANCHO RIO DE LOS
AMERICANOS

(S89°58'05"W) (4)
N89°23'15"E 1322.52' (6)



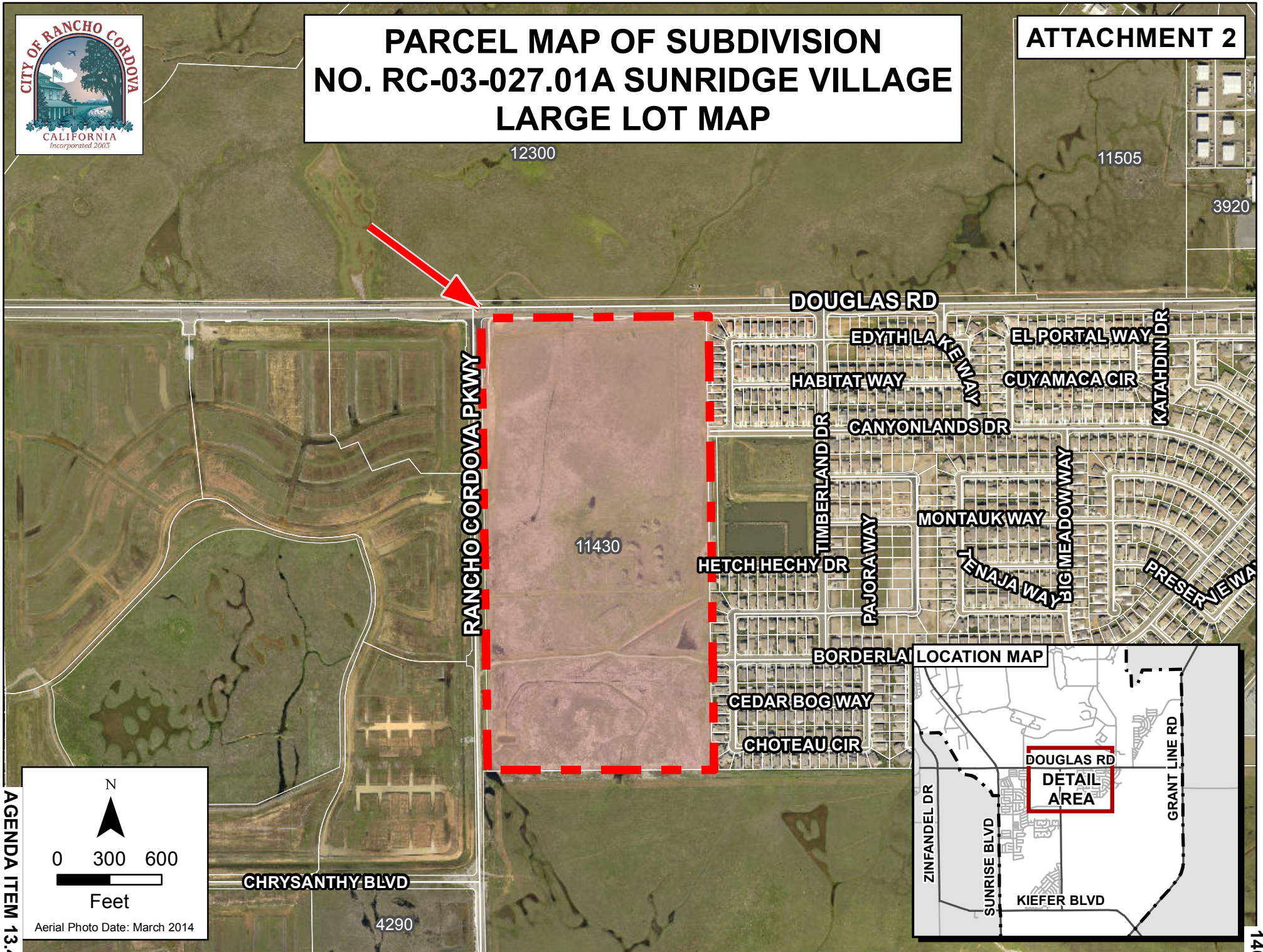
SEE SHEET 4





PARCEL MAP OF SUBDIVISION NO. RC-03-027.01A SUNRIDGE VILLAGE LARGE LOT MAP

ATTACHMENT 2



MEMORANDUM

DATE: April 3, 2017

TO: Honorable Mayor and Council Members

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



SUBJECT: A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE COST SHARING AGREEMENT 40-2017 WITH THE COUNTY OF SACRAMENTO FOR A JOINT ROADWAY MEDIAN LANDSCAPING PROJECT ALONG SUNRISE BOULEVARD FROM GOLD COUNTRY BOULEVARD TO SOUTH BRIDGE STREET.

RECOMMENDATION

Adopt Resolution 42-2017.

RESULT OF RECOMMENDED ACTION

Adoption of Resolution 42-2017 will authorize the City Manager to execute Cost Sharing Agreement 40-2017 with the County of Sacramento (County) for a joint roadway Median Landscaping Project on Sunrise Boulevard from Gold Country Boulevard to South Bridge Street.

BACKGROUND

Sunrise Boulevard is a major arterial running north-south through the City of Rancho Cordova. The centerline of the road is divided along the City/County boundary from Coloma Road to the American River Bridge. In recent years the City and County have jointly shared in Sunrise Boulevard pavement overlay projects generally between Interstate 50 and the American River. City and County staff identified a previously asphalt filled median between the Gold Country Boulevard and South Bridge Street as a good candidate for beautification with landscaping. The landscaping project is currently estimated at approximately \$300,000.

City Council approved 2016/17 Community Enhancement Funds up to \$160,000 to fund half of the improvements. The City and County responsibilities are set forth in the attached agreement. The project costs will be shared equally based on the shared segment of Sunrise Boulevard and the mutual benefit achieved from the project.

Construction is currently scheduled for commencement and completion this summer. Once completed, the landscaped median will augment the beauty of this gateway to the City of Rancho Cordova.

FISCAL IMPACT

The City's half portion of the project is estimated at \$150,000 to be funded with 16/17 Community Enhancement Funds. There is no impact to the City's General Fund.

ATTACHMENT

Resolution 42-2017, including Exhibit 1, agreement for cost sharing 40-2017.

CITY OF RANCHO CORDOVA

RESOLUTION 42-2017

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE COST SHARING AGREEMENT 40-2017 WITH THE COUNTY OF SACRAMENTO FOR A JOINT ROADWAY MEDIAN LANDSCAPING PROJECT ALONG SUNRISE BOULEVARD FROM GOLD COUNTRY BOULEVARD TO SOUTH BRIDGE STREET

WHEREAS, the City of Rancho Cordova (City) and the County of Sacramento (County) propose to landscape the Sunrise Boulevard center median between Gold Country Boulevard and South Bridge Street (Project); and

WHEREAS, the Project includes improvements located within a shared boundary between City and County; and

WHEREAS, the City and County will share the Project costs equally.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize the City Manager to execute cost sharing agreement 40-2017 attached as **Exhibit 1**, with the County of Sacramento for the median landscape project along Sunrise Boulevard from Gold Country Boulevard to South Bridge Street.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the ____ day of _____ 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Donald Terry, Mayor

ATTEST:

Mindy Cuppy, MMC, City Clerk

EXHIBIT 1

County Contract No. 52430

City Contract No. 38-2017

**AGREEMENT FOR COST SHARING OF
A JOINT ROADWAY MEDIAN LANDSCAPING PROJECT
BETWEEN THE COUNTY OF SACRAMENTO AND THE CITY OF RANCHO CORDOVA
ALONG SUNRISE BOULEVARD FROM GOLD COUNTRY BOULEVARD
TO SOUTH BRIDGE STREET**

THIS AGREEMENT is made and entered into on _____, 2017, by and between the COUNTY OF SACRAMENTO, a political subdivision of the State of California, hereinafter referred to as "COUNTY, " and the CITY OF RANCHO CORDOVA, a municipal corporation organized and existing under the laws of the State of California, hereinafter referred to as "CITY."

RECITALS

WHEREAS, CITY and COUNTY propose to landscape the Sunrise Boulevard center median between South Bridge Street and Gold County Boulevard, (Project), which section of roadway is a shared boundary between CITY and COUNTY; and

WHEREAS, the east side of this roadway section is within COUNTY'S jurisdiction, and the west side of this roadway section is within CITY'S jurisdiction; and

WHEREAS, it is in the public interest to complete the roadway median landscaping on both sides of the center median at the same time; and

WHEREAS, a cost evaluation has been completed showing that the Project costs can be shared equally between CITY and COUNTY; and

WHEREAS, California Streets and Highways Code Section 1710 permits a city and county to agree that the county shall construct, repair and maintain designated city highways or portions thereof with the cost to be paid by the city to the county; and

WHEREAS, California Streets and Highways Code Section 1680 permits a county, with a four-fifths vote of the members of its Board of Supervisors, to extend aid for maintenance of certain streets within a city's jurisdiction; and

WHEREAS, CITY and COUNTY desire to enter into this Agreement on the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the mutual promises hereinafter set forth, CITY and COUNTY agree as follows:

1. TERM

This Agreement shall be effective and commence as of the date first written above and shall remain in effect until completion of design, engineering and construction of the improvements covered by this Agreement , final acceptance thereof, and conclusion of the one-year warranty periods.

EXHIBIT 1

County Contract No. 52430

City Contract No. 38-2017

2. NOTICE

Any notice, demand, request, consent, or approval that either party hereto may or is required to give the other pursuant to this Agreement shall be in writing and shall be either personally delivered or sent by mail, addressed as follows:

To COUNTY:

Attn: Reza Moghissi, Division Chief
Maintenance and Operations Division
Department of Transportation
County of Sacramento
4100 Traffic Way,
Sacramento, CA 95827

To CITY:

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

Either party may change the address to which subsequent notice and/or other communications can be sent by giving written notice designating a change of address to the other party, which shall be effective upon receipt.

3. SCOPE OF AGREEMENT

A. Scope. The scope of this Agreement includes COUNTY'S design, engineering, permitting, inspection and construction of the Sunrise Boulevard Landscape Median Project, between Gold Country Boulevard and South Bridge Street. The boundaries for each project are more particularly delineated in the map attached hereto as Exhibit A and incorporated herein by this reference

B. City of Rancho Cordova Estimated Project Cost, \$150,000.

- 1) Design and Construction of the Project. COUNTY shall design the CITY's portion of the Project and award and administer a construction contract. In advance of advertising for bids, COUNTY shall provide design documents to CITY and allow CITY input and approval regarding the design as it affects any portion of the roadway in CITY jurisdiction.
- 2) Change Orders. Proposed change orders which affect construction in CITY jurisdiction of COUNTY's Project shall be submitted to CITY'S Project Manager for approval prior to formal approval by CITY. CITY shall not unreasonably withhold approval of change orders and shall provide such approval within five (5) working days after submittal from CITY.
- 3) Encroachment Permit. CITY shall issue to COUNTY, at no cost to COUNTY, an encroachment permit covering the portion of COUNTY's Project within CITY'S jurisdiction. COUNTY shall comply with all provisions of said encroachment permit.
- 4) Inspections. COUNTY shall perform all inspections as part of COUNTY'S administration of its construction contracts for COUNTY's Project, including all inspections of work completed within CITY'S jurisdiction. Inspection costs shall be shared equally between CITY and COUNTY.
- 5) Release of Liens. Upon completion of COUNTY's Project, COUNTY shall provide, in form satisfactory to the CITY, evidence that all of the costs of the Project have been fully paid, including any and all lien claims. Upon request

EXHIBIT 1

County Contract No. 52430

City Contract No. 38-2017

of CITY, COUNTY shall provide lien releases under California Civil Code Section 3262(d) to assure that payment of any outstanding claims of COUNTY'S contractors, subcontractors and suppliers have been paid.

C. County of Sacramento Estimated Project Cost, \$150,00.

- 1) Design and Construction of the Project. COUNTY shall design COUNTY's portion of the Project and award and administer a construction contract. In advance of advertising for bids, COUNTY shall provide design documents to CITY and allow CITY input and approval regarding the design as it affects any portion of the roadway in CITY jurisdiction
- 2) Change Orders. Proposed change orders which affect construction in CITY jurisdiction of COUNTY's Project shall be submitted to CITY'S Project Manager for approval prior to formal approval by COUNTY. CITY shall not unreasonably withhold approval of change orders and shall provide such approval within five (5) working days after submittal from COUNTY.
- 3) Encroachment Permit. CITY shall issue to COUNTY, at no cost to COUNTY, an encroachment permit covering the portion of COUNTY's Project within CITY'S jurisdiction. COUNTY shall comply with all provisions of said encroachment permit.
- 4) Inspections. COUNTY shall perform all inspections as part of COUNTY'S administration of its construction contracts for COUNTY's Project, including all inspections of work completed within CITY'S jurisdiction. Inspection costs shall be shared equally between CITY and COUNTY.
- 5) Release of Liens. Upon completion of COUNTY's Project, COUNTY shall provide, in form satisfactory to the CITY, evidence that all of the costs of the Project have been fully paid, including any and all lien claims. Upon request of CITY, COUNTY shall provide lien releases under California Civil Code Section 3262(d) to assure that payment of any outstanding claims of COUNTY'S contractors, subcontractors and suppliers have been paid.

4. **SHARING OF COSTS**

- A. Preliminary total Project costs and expenses are estimated to be \$300,000 (as described in Exhibit B, attached hereto and incorporated herein).
- B. CITY shall pay one-half of all Project design and construction costs and expenses incurred for the preparation and administration of the construction contract and for the required related services to complete COUNTY's Project, including work in COUNTY jurisdiction. For staff costs associated with the design, engineering, inspection and permitting scope of work, prior to receiving payment from CITY, COUNTY shall submit invoices to CITY with the following information:
 - i. The beginning and end date of the billing period; and
 - ii. A task summary containing a description of the tasks completed, the name and position of the individual working on such task, the dates work was done, the applicable time spent on each task (in no less than quarter-hour increments), and an hourly rate listed for the individual completing the task.

EXHIBIT 1

County Contract No. 52430

City Contract No. 38-2017

- C. COUNTY shall pay one-half of all Project design and construction costs and expenses incurred for the preparation and administration of the construction contract and for the required related services to complete COUNTY's Project, including work in CITY jurisdiction.
- D. The parties agree that the costs of each project are, at time of execution of this Agreement, estimated to be equal and shall be deemed to continue to be equal throughout the duration of this Agreement absent extraordinary unforeseen conditions in the field, in which event, the parties shall meet and confer and, as necessary, formally amend this Agreement to reflect any change in cost-share or responsibilities between the parties to respond to the unforeseen conditions.
- E. For the construction contract portion of the scope of work, upon receiving bids for the project, CITY and COUNTY shall jointly evaluate and confer the bids and agree to either reject bids or to proceed to award a Construction Contract. If it is agreed by both parties to award a Construction Contract, then the CITY shall deposit to the COUNTY the CITY share of estimated construction costs, prior to the award of the construction contract to the successful bidder. Upon completion of the construction contract and final acceptance of the work, the costs of construction, including change orders, will be totaled and the remaining balance shall either be invoiced to the CITY if exceeding the initial deposit, or refunded if less than the initial deposit.

5. COMPLIANCE WITH LAWS

Each of the parties hereto shall observe and comply with all applicable Federal, State, County and City laws, regulations and ordinances.

6. GOVERNING LAWS AND JURISDICTION

This Agreement shall be deemed to have been executed and to be performed within the State of California and shall be construed and governed by the internal laws of the State of California. Any legal proceedings arising out of or relating to this Agreement shall be brought in Sacramento County, California.

7. LICENSES AND PERMITS

- A. Construction contractors for each of the parties shall possess and maintain all necessary licenses, permits, certificates and credentials required by the laws of the United States, the State of California, County of Sacramento and all other appropriate governmental agencies, including any certification and credentials required by either party. Failure to maintain the licenses, permits, certificates, and credentials shall be deemed a breach of this Agreement and constitutes grounds for the termination of this Agreement.
- B. Each of the parties further certifies to the other party that it and its principals and construction contractor are not debarred, suspended, or otherwise excluded from or ineligible for, participation in federal, state or county government contracts.

8. INDEMNIFICATION

- A. CITY shall defend, indemnify and hold harmless COUNTY, its Board of Supervisors, officers, directors, agents, employees and volunteers from and against all demands, claims, actions, liabilities, losses, damages, and costs, including reasonable attorneys' fees, arising out of or resulting from the performance of the Agreement, caused in whole or in part by the negligent or

EXHIBIT 1

County Contract No. 52430

City Contract No. 38-2017

intentional acts or omissions of CITY'S officers, directors, agents, employees, volunteers or contractors.

- B. COUNTY shall defend, indemnify, and hold harmless CITY, its officers, directors, agents, employees, volunteers and contractors from and against all demands, claims, actions, liabilities, losses, damages and costs, including reasonable attorneys' fees, arising out of or resulting from the performance of the Agreement, caused in whole or in part by the negligent or intentional acts or omissions of COUNTY'S Board of Supervisors, officers, directors, agents, employees, contractors or volunteers.
- C. It is the intention of CITY and COUNTY that the provisions of this paragraph be interpreted to impose on each party responsibility to the other for the acts and omissions of their respective officers, directors, agents, employees, volunteers, contractors, and the COUNTY'S Board of Supervisors and/or CITY'S Council. It is also the intention of CITY and COUNTY that, where comparative fault is determined to have been contributory, principles of comparative fault will be followed and each party shall bear the proportionate cost of any damage attributable to the fault of that party, its officers, directors, agents, employees, volunteers, contractors, and the COUNTY'S Board of Supervisors and/or CITY'S Council.
- D. The provisions of this indemnity shall survive the expiration or termination of the Agreement.

9. INSURANCE

Each party, at its sole cost and expense, shall carry insurance –or self-insure - its activities in connection with this Agreement, and obtain, keep in force and maintain, insurance or equivalent programs of self-insurance, for general liability, workers compensation, and business automobile liability adequate to cover its potential liabilities hereunder. Each party agrees to provide the other thirty (30) days' advance written notice of any cancellation, termination or lapse of any of the insurance or self-insurance coverages.

10. SUBCONTRACTS, ASSIGNMENT

- A. CITY and COUNTY remain legally responsible for the performance of all contract terms including work performed by third parties under subcontracts. Any subcontracting will be subject to all applicable provisions of this Agreement.
- B. This Agreement is not assignable by either party in whole or in part, without the prior written consent of the other party.

11. AMENDMENT AND WAIVER

Except as provided herein, no alteration, amendment, variation, or waiver of the terms of this Agreement shall be valid unless made in writing and signed by both parties. Waiver by either party of any default, breach or condition precedent shall not be construed as a waiver of any other default, breach or condition precedent, or any other right hereunder. No interpretation of any provision of this Agreement shall be binding upon either party unless agreed in writing by both party's signing authority hereon and counsel.

EXHIBIT 1

County Contract No. 52430

City Contract No. 38-2017

12. SUCCESSORS

This Agreement shall bind the successors of each party in the same manner as if they were expressly named.

13. TIME

Time is of the essence of this Agreement. COUNTY shall provide final 100% complete Plans, Specifications and Estimates (PSE) for the Project to CITY within 45 working Days of execution of this agreement. COUNTY will proceed with bidding and construction contract administration of the Project immediately following the CITY'S approval of the Project 100% PSE and upon authorization by both CITY and County to proceed with construction of the Project. It is desired by both CITY and COUNTY to complete construction of the Project by June 15 of 2017.

14. INTERPRETATION

This Agreement shall be deemed to have been prepared equally by both of the parties, and the Agreement and its individual provisions shall not be construed or interpreted more favorably for one party on the basis that the other party prepared it.

15. DIRECTOR

As used in this Agreement, "Director" shall mean, as context determines, the Director of COUNTY'S Department of Transportation or the Director of CITY'S Department of Public Works, or their designees.

16. DISPUTES

- A. In the event of any dispute arising out of or relating to this Agreement, the parties shall attempt, in good faith, to promptly resolve the dispute mutually between themselves. If the dispute cannot be resolved by mutual agreement, nothing herein shall preclude either party's right to pursue remedy or relief by civil litigation, pursuant to the laws of the State of California.
- B. In the event that any proceedings, judicial or otherwise, are brought to enforce the terms of this Agreement, each party shall bear its own attorney fees and costs in prosecuting or defending such proceedings.

17. TERMINATION

- A. This Agreement may be terminated by mutual written consent of the parties.
- B. Either party may terminate this Agreement for cause upon providing thirty (30) days written notice to the other party stating the cause and giving a reasonable period in which to cure the default, which period shall be stated in the notice.
- C. The signing authority listed below for either party has authority to terminate this Agreement provided such termination is accomplished in accordance with either subparagraph A or B, above.

18. AUDITS AND RECORDS

Upon either party's request, the other party or its designee shall have the right at reasonable times and intervals to audit financial and program records as such requesting party deems necessary to determine compliance with legal and contractual requirements and the correctness of claims. Each party shall maintain such records for

EXHIBIT 1

County Contract No. 52430

City Contract No. 38-2017

a period of four years following termination of the Agreement, and shall make them available for copying upon request at the requesting party's expense.

19. PRIOR AGREEMENTS

This Agreement constitutes the entire contract between CITY and COUNTY regarding the subject matter of this Agreement. Any prior agreements, whether oral or written, between the parties regarding the subject matter of this Agreement are hereby terminated effective immediately upon full execution of this Agreement.

20. SEVERABILITY

If any term or condition of this Agreement or the application thereof to any person(s) or circumstance is held invalid or unenforceable, such invalidity or unenforceability shall not affect other terms, conditions, or applications which can be given effect without the invalid term, condition, or application; to this end the terms and conditions of this Agreement are declared severable.

21. FORCE MAJEURE

Neither party shall be liable or responsible for delays or failures in performance resulting from events beyond the reasonable control of such party and without fault or negligence of such party. Such events shall include but not be limited to acts of God, strikes, lockouts, riots, acts of war, epidemics, acts of government, fire, power failures, nuclear accidents, earthquakes, unusually severe weather, acts of terrorism, or other disasters, whether or not similar to the foregoing, and acts or omissions or failure to cooperate of the other party or third parties (except as otherwise specifically provided herein).

22. SURVIVAL OF TERMS

All services performed and deliverables provided pursuant to this Agreement are subject to all of the terms, conditions, price discounts and rates set forth herein, notwithstanding the expiration of the initial term of this Agreement or any extension thereof. Further, the terms, conditions and warranties contained in this Agreement that by their sense and context are intended to survive the completion of the performance, cancellation or termination of this Agreement shall so survive.

23. AUTHORITY TO EXECUTE

Each person executing this Agreement represents and warrants that he or she is duly authorized and has legal authority to execute and deliver this Agreement for or on behalf of the parties to this Agreement. Each party represents and warrants to the other that the execution and delivery of the Agreement and the performance of such party's obligations hereunder have been duly authorized.

24. COUNTERPARTS

This Agreement may be executed in counterparts. The Agreement shall be deemed executed when it has been signed by both parties.

(SIGNATURE PAGE FOLLOWS)

EXHIBIT 1

County Contract No. 52430

City Contract No. 38-2017

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed as of the day and year first written above.

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

CITY OF RANCHO CORDOVA,
a municipal corporation

By: _____
Michael J. Penrose, Director
Department of Transportation

By: _____
Name: Cyrus Abhar

Title: City Manager

Date: _____

Date: _____

Agreement approved by
Board of Supervisors with authority delegated
to the Director to execute:

Agenda Date: _____

Item Number: _____

Resolution Number: _____
(4/5th Vote Required)

Reviewed and Approved by County Counsel

Approved as to Form by City Attorney:

By: _____
William Burke, Deputy County Counsel

By: _____
Adam U. Lindgren, City Attorney

Date: _____

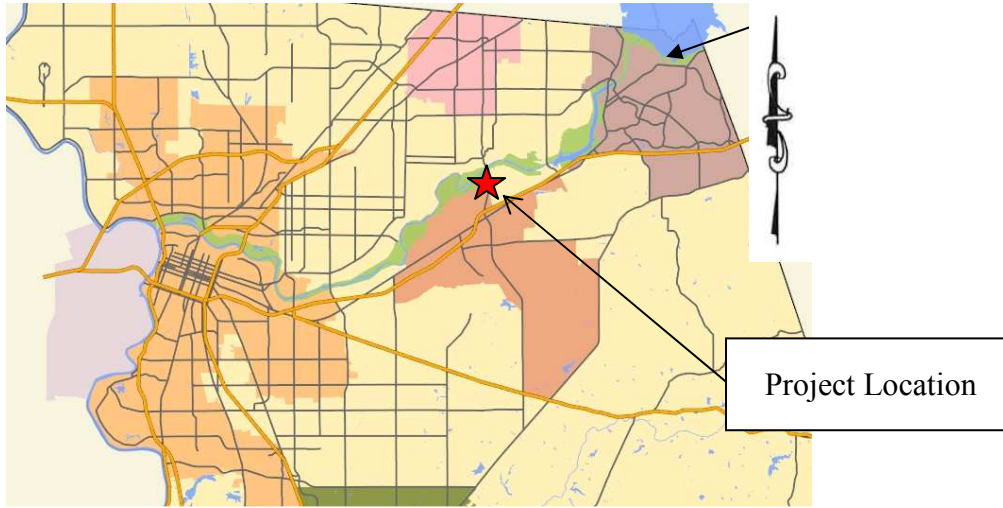
Date: _____

Prepared by: _____
Tracy Soth, Sr. Contract Services Officer
Contract and Purchasing Services Division
Sacramento County Department of General Services
Phone: (916) 876-6285

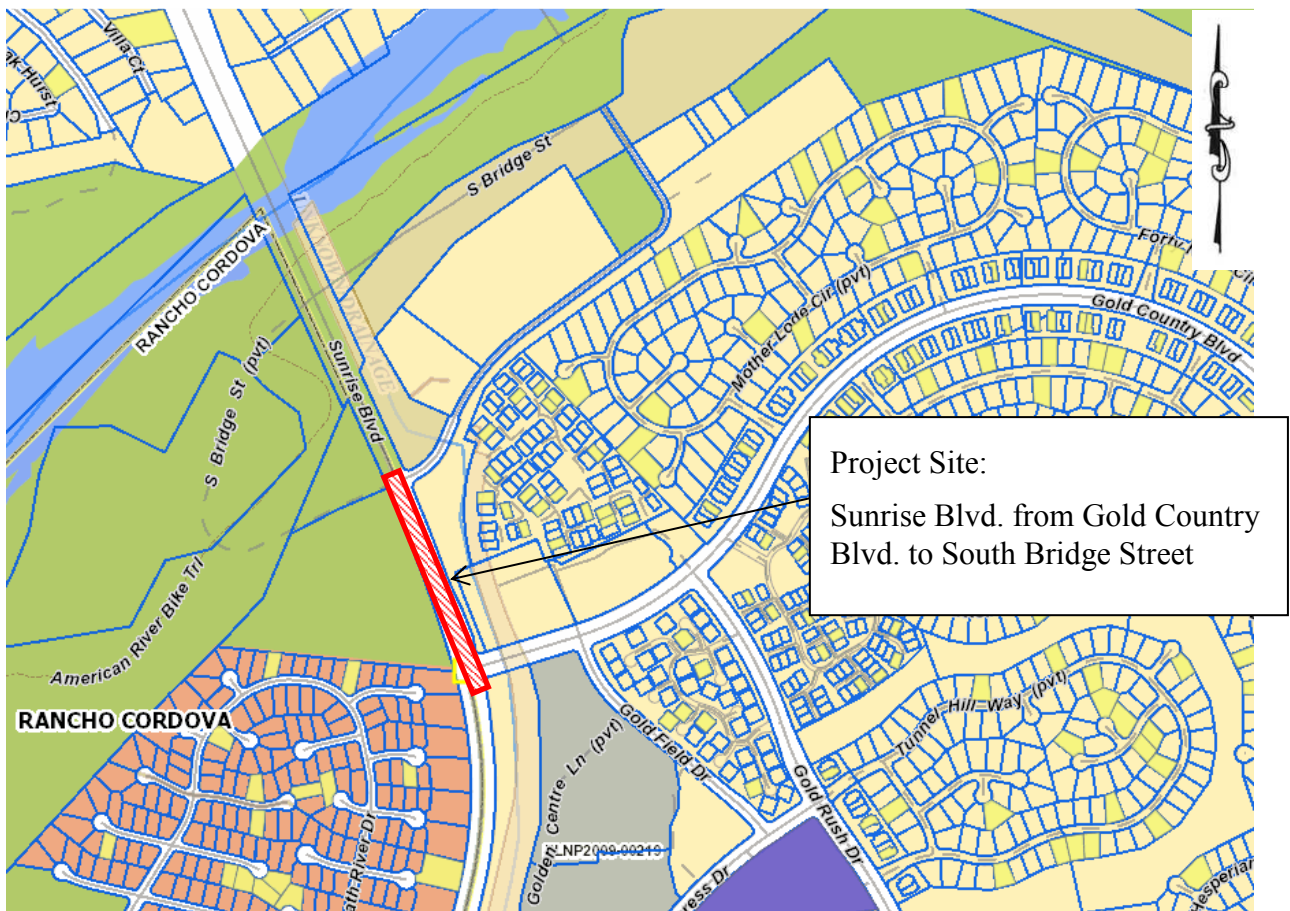
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Vicinity Map

Agreement With The City Of Rancho Cordova For Cost Sharing Of A Joint Roadway Median Landscaping Project Along Sunrise Boulevard From Gold Country Boulevard to South Bridge Street (Contract No. 52430)



NOT TO SCALE



NOT TO SCALE

MEMORANDUM

DATE: April 3, 2017

TO: Honorable Mayor and Council Members

FROM: Nicholas Sosa, Assistant Planner



SUBJECT: CREEKSIDE COMMERCE CENTER TENTATIVE SUBDIVISION MAP EXTENSION; PROJECT NO. DD9687 – SOUTHWEST CORNER OF ZINFANDEL DRIVE AND NORTH MATHER BOULEVARD

PROPERTY OWNER: ATC Realty Sixteen Inc. Ms. Donna Cummings 333 Market Street, 3 rd Floor San Francisco, CA 94105	APPLICANT/DEVELOPER: Same as Owner
--	--

PROJECT: FILE: LOCATION: APN: PLANNER:	The applicant requests approval of a tentative subdivision map extension for the approved Creekside Commerce Center project originally approved by the City Council on May 21, 2007, with amendments approved February 2, 2009. This request would extend the life of the subdivision map approval for an additional 36 months (3 years) with a new expiration date of February 2, 2020. DD9687 Southwest corner of Zinfandel Drive and North Mather Boulevard 072-2860-001-0000 Nicholas Sosa, Assistant Planner
---	---

RECOMMENDATION

Staff recommends that City Council take one of the following actions:

1. Adopt Resolution 41-2017; approving the Tentative Subdivision Map extension and updated Conditions of Approval; OR
2. Direct staff to prepare modified findings denying the proposed extension.

RESULT OF RECOMMENDED ACTION

Adoption of the above resolution would extend the expiration date of the tentative subdivision map for an additional 36 months (3 years) with the attached conditions of approval. No other modifications to the project are proposed with this request.

MARCH 20TH CITY COUNCIL MEETING

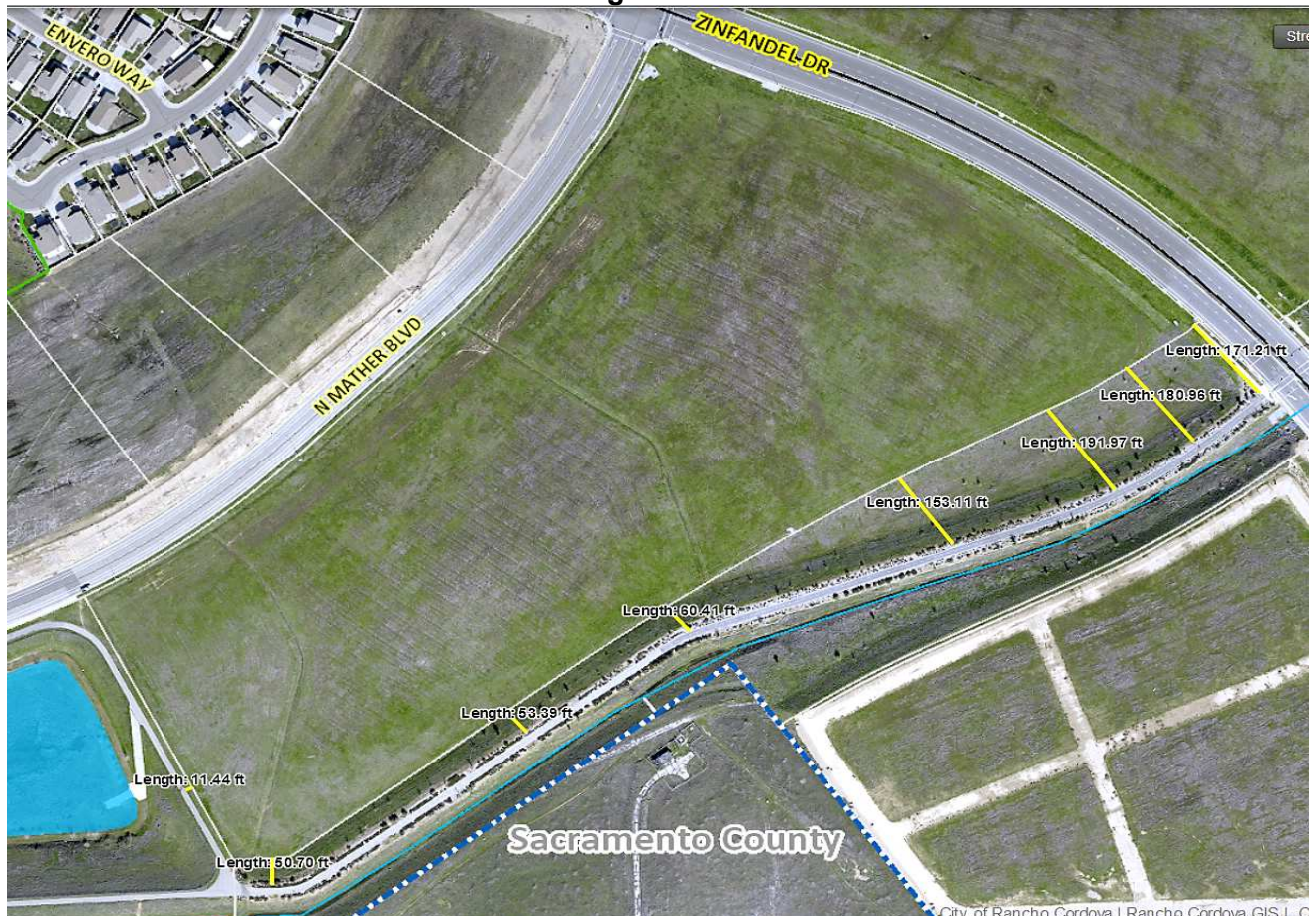
This item was initially presented to City Council on March 20, 2017. At the meeting, Council expressed concerns regarding the exposure of the commercial storage areas in relation to the existing elevated Bike Trail along the south end of the property. As a result of the conversation the item was continued at the request of Council and was placed on the April 3rd Council agenda to allow staff and the applicant to respond to concerns that were acknowledged during the meeting. The Council's concerns with the project includes the proper screening of the storage

areas, the grade variation, fencing, landscaping, and maintenance. Staff worked with the applicant to provide detailed answers for the Council's questions. A copy of the original March 20, 2017 staff report is included as **Attachment 4**.

Council also requested additional information regarding measurements from the property line to the Bike Trail and clarification of the original approved attachments/plans. Provided below are the comments expressed by the Council at the March 20, 2017 City Council Meeting with staff responses.

- **The exhibits included in the original attachments do not clearly identify the location of the property parcel lines and the distance from the south property line to the existing bike trail.**
 - Staff utilized the City's GIS mapping system to provide an aerial that shows the location of all property lines as well as the approximate distance between the trail and the parcels. See **Figure 1** below:

Figure 1: Aerial View



As shown in Figure 1, there are various distances between the rear property line and the bike trail, ranging from as close as 11 feet on the west side of the property to 190 feet near Zinfandel Drive. The project site is zoned LI (light industrial) within the Zinfandel Special Planning Area however, the area along the trail is zoned O (Open Space) which will continue to remain a visually open area for residents utilizing the bike trail.

- **The elevations of the Bike Trail to the subject property are not clearly shown in the exhibit, what is the grade variation between the two?**
 - The applicant has provided a preliminary grading and utility plan that shows the grade proposed for the Creekside Commerce Center as well as the grade of the existing bike trail (**Attachment 2**). However, the numbers are difficult to read on paper and slightly more legible on the electronic version. A new exhibit was unable to be drafted in the short amount of time. In summary, the grading plan shows the bike path is approximately 17 feet higher in elevation along the south east end of the property (along the levee). Along the south and western portion of the property the bike path gradually becomes the same elevation and lower than the project site (along the drainage basin). The highest elevation difference is located where the subject property line is furthest from the Bike Trail while the lowest elevation difference is located where the property line is nearest to the Bike Trail.

Staff has provided on-site photos shown below. Additional photos can be seen in **Attachment 3**.

Figure 2:

Photo taken from North Mather Blvd. facing south along east property line.



Figure 3:

Photo taken along Bike Trail at corner facing North



Figure 4:
Photo taken on Bike Trail facing east along property line



Figure 5:
Photo taken on Zinfandel Drive facing west at subject property line



Figure 6:
Photo take and intersection of Bike Trail and Zinfandel Drive facing north



- **A 6 foot fence will not achieve any valuable screening given the higher elevation of the Bike Trail.**
 - Given that the Bike Trail is shown to be approximately 17 feet higher than the elevation of the subject property, a minimum 6 foot solid fence/wall as required by Section 23.731.080 for screening of outdoor storage areas, will serve more as a security measure for on-site equipment than a screening mechanism. Adequate screening will be dependent upon effective landscaping within the fencing of the property that is to be maintained by the property owner.

In response to the Council's concerns regarding visibility of the outdoor storage area from the Bike Trail, Staff worked with the applicant on developing a Condition of Approval that ensures the storage area is adequately screened. **(See Condition #15).**

Applicant/Property Owner shall provide screening of industrial operations, loading, and storage areas as required by section 23.731.080 "Special fencing and screening requirements" and per the requirements below:

- *Outdoor storage areas shall be enclosed and screened from view from the public right of way and abutting property by a solid fence or wall (CMU not required) a minimum of 6 feet in height.*
- *A final design/exhibit must be submitted to the Planning Department that includes fence detail and a revised landscape plan that utilizes plants of the Evergreen variety for screening.*

This exhibit must be approved by the Community Development Director prior to issuance of Building Permits.

- *Said final design shall ensure that the fencing and landscaping are located where they do not interfere with the bike trail, drainage path, and the existing slope while providing maximum screening of the outdoor storage areas on the subject properties.*

With the combination of the above additional clarification and condition of approval, the applicant is not proposing any changes to the existing tentative subdivision map and is seeking Council approval for the requested extension of 36 months (3 years).

The applicant is granted a temporary 60-day extension beyond the maps expiration date (February 2, 2017), when a formal request for a map extension is made per the Subdivision Map Act and the City's Land Development Code (RCMC 22.20.090). With the temporary extension the expiration date is now April 3, 2017. If the request for a map extension is not granted, the Creekside Commerce Center Tentative Subdivision Map will no longer be valid.

FISCAL ANALYSIS OF PROJECT

The City anticipates this project to have a positive fiscal impact due to jobs created during construction, increased sales tax due to new businesses in the area, and increased property taxes collected on the new units.

ENVIRONMENTAL

The project was analyzed under the California Environmental Quality Act by the Environmental Impact Report (EIR) prepared for the entire Villages of Zinfandel Special Planning area. Mitigation measures developed pursuant to the EIR reduced potential environmental impacts to less than significant levels. No changes have occurred with this extension and no further environmental analysis is necessary.

RECOMMENDED MOTION

Staff recommends that the City Council select one of the following actions:

1. Adopt Resolution No. 41-2017 approving the extension to the Creekside Commerce Center tentative subdivision map and design review (**Exhibit A**) and updated Conditions of Approval (**Exhibit B**).
2. If Council finds that the proposed project is not able to be approved, it may recommend denial of the project based on its legislative authority.

ATTACHMENT(S)

1. Resolution No. 41-2017 approving the extension to the Creekside Commerce Center Tentative Subdivision Map (**Exhibit A**) and updated Conditions of Approval (**Exhibit B**).
2. Preliminary Grading and Utility Plan
3. Additional Site Photos of subject property
4. Staff Report and dated March 20, 2017
5. February 2, 2009 approved Resolution 10-2009 Creekside Commerce Center (RC-08-335) Amendment and Design Review
6. May 21, 2007 Approved Resolution 49-2007 for Creekside Commerce Center (RC-06-262) Tentative Subdivision Map and Design Review
7. Color Renderings for the February 2, 2009 Approval
8. 500 foot radius map and property owner list

CITY OF RANCHO CORDOVA

RESOLUTION NO. 41-2017

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
APPROVING TENTATIVE SUBDIVISION MAP EXTENSION FOR CREEKSIDE COMMERCE
CENTER PROJECT NO. DD9687**

WHEREAS, On May 21, 2007, the Rancho Cordova City Council approved the Creekside Commerce Center Project (RC-06-262) which included a tentative parcel map to divide a 28.0 acre parcel into 16 parcels ranging in size from 1.01 acres to 4.23 acres and included a design review for 16 buildings ranging in size from 10,536 square feet to 41,757 square feet, located at the southwest corner of Zinfandel Drive and North Mather Boulevard (APN: 072-2860-001); and

WHEREAS, on February 2, 2009 an amendment to the subdivision map was approved (RC-08-335) that reduced the subdivision map to 8 new parcels rather than 16 and the design review to 7 buildings rather than 16; and

WHEREAS, the tentative map was set to expire on February 2, 2017, an application was submitted on January 25, 2017 by ATC Realty Sixteen, Inc. (hereinafter referred to as Applicant) for a Tentative Subdivision Map extension to extend the amended tentative map another 36 months (3 years) consistent with RCMC 22.20.090. This formal request grants the applicant a temporary 60 day extension past the expiration date to receive City Council approval to extend the map;

WHEREAS, the applicant has met all applicable requirements under State law and City ordinances related to this tentative subdivision map and the City Council is the appropriate authority to hear and take action on this project; 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 THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA authorizes approval of the Tentative Subdivision Map extension (**Exhibit A**), subject to the following findings and attached Conditions of Approval (**Exhibit B**):

- A. The City Council finds the project site was adequately analyzed pursuant to the California Environmental Quality Act (CEQA), as the project was previously analyzed under the Environmental Impact Report (EIR) for the Villages of Zinfandel Special Planning Area (VSPA). Mitigation measures were developed reduced potential environmental impacts to less than significant levels. No changes to the project have occurred and not further analysis is necessary.
- B. Section 66474 of the California Subdivision Map Act requires a City to deny approval of a tentative map, if any of the findings are found to be true. In the case of the proposed map, none of the required findings were found to be true. The following evidence supports the map request.

ATTACHMENT 1.

1. **Finding:** That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.

Evidence: The site location is zoned LI (light industrial) within the City's General Plan. The proposed map extension shows office and warehouse space with storage areas which is consistent with a light industrial use. There are currently no buildings on site.

2. **Finding:** That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

Evidence: The design and improvements of the map to be extended are consistent with the General Plan and the requirements and intentions of the Villages of Zinfandel SPA to create a mixed use land development that includes residential, industrial, office, commercial, recreational and public/quasi-public uses.

3. **Finding:** That the site is not physically suitable for the type of development.

Evidence: The site is physically suitable for the development of industrial uses and densities of the City of Rancho Cordova Zoning Code. The location of the property within the Mather Airport over-flight area requires that land uses are restricted. The uses proposed are consistent with these restrictions.

4. **Finding:** That the site is not physically suitable for the proposed density of development.

Evidence: Per the map's original review and analysis the site is physically suitable for the proposed density of development and will comply with all applicable density and development requirements.

5. **Finding:** That the designs of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Evidence: The EIR prepared for the Villages of Zinfandel SPA adequately addresses the environmental impacts for this project and developed mitigation measures reduced potential environmental impacts to less than significant levels. No changes are proposed with this extension.

6. **Finding:** That the design of the subdivision or type of improvements is likely to cause serious public health problems.

Evidence: The property is zoned for light-industrial and is not likely to cause serious public health problems. Adequate separation from nearby residential uses is provided. Mitigation measures to control potential methane gas emissions from the nearby abandoned land fill have been incorporated into the original project approvals.

ATTACHMENT 1.

7. **Finding:** That the design of the subdivision or type of improvements will conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision.

Evidence: The design of the subdivision will not conflict with any required public easements on the property and adequate access for utilities will be provided. The previously approved map will contain all necessary access through the subdivision. No changes are proposed with this extension.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the _____ of _____, 2017.

AYES:

NOES:

ABSENT:

ABSTAIN:

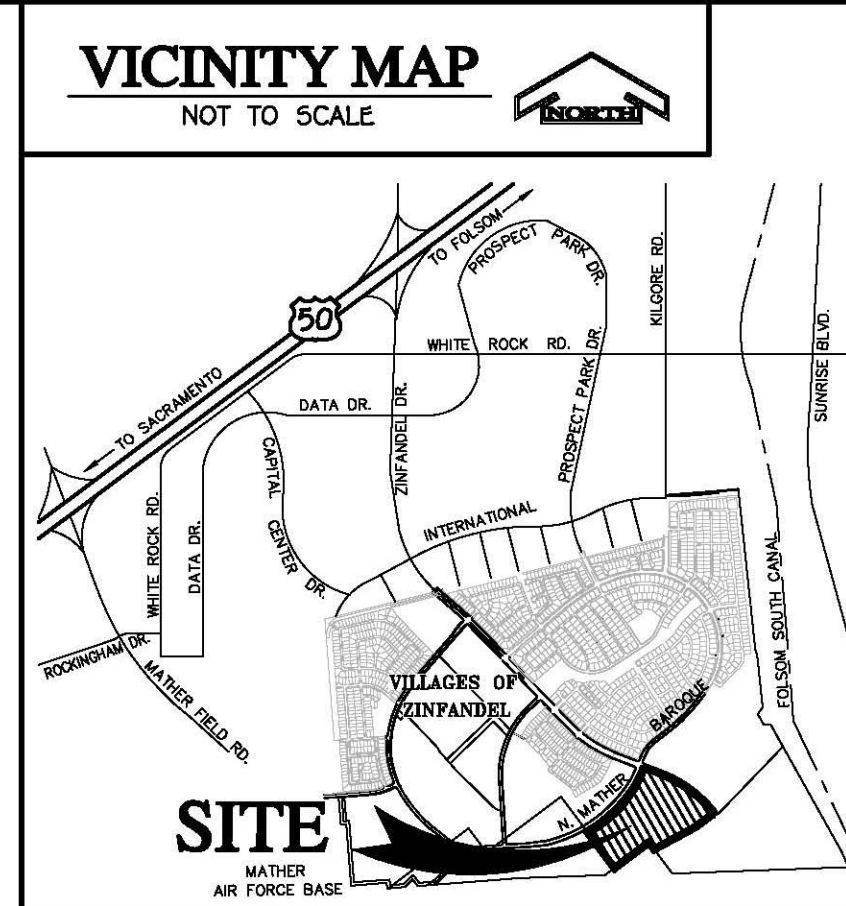
Donald Terry, Mayor

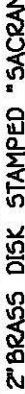
ATTEST:

Mindy Cuppy, City Clerk, MMC

TENTATIVE SUBDIVISION MAP FOR:
CREEKSIDE COMMERCE CENTER
ZINFANDEL DR. & NORTH MATHER BLVD.

CITY OF RANCHO CORDOVA **CALIFORNIA**



JOB NO. 1624-09	SHEET 891	TENTATIVE SUBDIVISION MAP FOR: CREEKSIDE COMMERCE CENTER APN 072-2860-001 ZINFANDEL DR. & NORTH MATHER BLVD. CITY OF RANCHO CORDOVA CALIFORNIA	 BURRELL CONSULTING GROUP, INC. 1001 Enterprise Way, Suite 100 Roseville, CA 95678 (916) 783-8898	BENCHMARK INFORMATION ELEVATION: COUNTY CORNER AND 25 U.S.G.S. SECTION CORNER IN 14-10-10 Z.B.M.A.S. INFO. STAMPED "SACRAMENTO CO. DEPT. OF PUBLIC WORKS". S.W. CORNER CONC. BASE FOR THE PROPOSED HIGHWAY AT INC. OF INTERNATIONAL DR. AND ZINFANDEL DR.	DESIGNED JVA CHECKED BY JVA SCALE HORIZ. 1"=60' VERT. N/A
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B **BURRELL
CONSULTING
GROUP, INC.**
1001 Enterprise Way, Suite 100 Roseville, CA 95678 (916) 783-

TENTATIVE SUBDIVISION MAP FOR: CREEKSIDE COMMERCE CENTER APN 072-2860-001 ZINFANDEL DR. & NORTH MATHER BLVD. CITY OF RANCHO CORDOVA CALIFORNIA	
SHEET 168	JOB NO. 1624-00-0763

LEGEND DATE: _____ BY: _____	
DESCRIPTIONS	(P) PROPOSED (E) EXISTING
STORM DRAIN	12" Ø 12" Ø
SANITARY SEWER	6" S 6" S
WATER MAIN	8" W 8" W
FIRE SERVICE	8" FS 8" FS
CENTERLINE	
BOUNDARY LINE	
RIGHT-OF-WAY LINE	
SETBACK LINE	
ELECTRICAL LINE	
GAS LINE	
TELEPHONE LINE	
JOINT TRENCH	
FENCE	
WOOD FENCE	
WROUGHT IRON FENCE	
WALL	
SIDEWALK, CURB AND GUTTER	
ELEVATION	
TREE TO BE REMOVED	
TREE TO REMAIN, CONSTRUCT TEMPORARY FENCE	

[illegible]

ASSESSORS	PARCEL NUMBER	072-2860-001		
EXISTING ZONING	SPA		PUBLIC SERVICES	
EXISTING USE	VACANT		PARK DISTRICT	RANCHO CORDOVA
PROPOSED ZONING	SPA			PARK DISTRICT
PROPOSED USE	L-1		FIRE DISTRICT	SACRAMENTO METRO
				FIRE DISTRICT
			SCHOOL DISTRICT	SAN JUAN UNIFIED
				SCHOOL DISTRICT
OWNER	MAC MILLAN PARTNERS INC.			
	151 ASHBURIDGE CT.			
	GRANITE BAY, CA. 95746		NUMBER OF EXISTING LOTS	1
	DAVID MAC MILLAN		NUMBER OF PROPOSED LOTS	8
	(916) 788-8100		SIZE OF LOTS	SEE MAP
			GROSS ACREAGE	28.00± ac.
ENGINEER	BURRELL CONSULTING GROUP		NOTES:	
	1001 ENTERPRISE WAY, ST. 100		ANY EXISTING SEPTIC TANKS AND/OR WELLS WILL	
	ROSEVILLE, CA. 95678		BE ABANDONED PURSUANT TO THE ENVIRONMENTAL	
	ATTN: JERRY APLASS		MANAGEMENT REQUIREMENTS.	
	(916) 763-8898			
DEVELOPER	MAC MILLAN PARTNERS INC.		ALL KNOWN EASEMENTS HAVE BEEN PLOTTED AND	
	151 ASHBURIDGE CT.		ACCOUNTED FOR AND SIGNED.	
	GRANITE BAY, CA. 95746			
	DAVID MAC MILLAN		ALL TREES WITHIN THE PUBLIC RIGHT-OF-WAY TO BE	
	(916) 788-8100		REMOVED UNLESS OTHERWISE INDICATED.	
UTILITY DISTRICTS				
SEWER	SACRAMENTO COUNTY	CSD-1	THIS TENTATIVE MAP IS A GRAPHIC REPRESENTATION	
ELECTRIC	SMUD		OF THE SUBJECT SITE. THE LOCATION OF THE PROPERTY	
GAS	PG&E		LINEs HAVE NOT BEEN DETERMINED AT THIS TIME.	
TELEPHONE	SBC		PROPERTY LINE DIMENSIONS SHOWN HEREON ARE	
DRAINAGE	SACRAMENTO COUNTY--		APPROXIMATE ONLY AND MAY BE SUBJECT TO CHANGE	
	DEPARTMENT OF WATER RESOURCES		ONCE A FINAL BOUNDARY SURVEY IS COMPLETED.	
IMPROVEMENTS	CITY OF RANCHO CORDOVA			
WATER	GOLDEN STATE WATER COMPANY			

LOT DENSITY		
PROPOSED UNITS	GROSS AREA	
LOT 1	4.68 AC.±	
LOT 2	4.14 AC.±	
LOT 3	4.12 AC.±	
LOT 4	5.48 AC.±	
LOT 5	2.00 AC.±	
LOT 6	2.96 AC.±	
LOT 7	3.39 AC.±	
LOT 8	0.85 AC.±	
TOTAL UNITS	GROSS AREA	
8	28.00 AC±	

DATE MAP DRAWN	10/20/06
LATEST REVISION ON MAP	04/18/07
LATEST REVISION ON MAP	08/06/07
LATEST REVISION ON MAP	01/07/08
LATEST REVISION ON MAP	09/09/08
CHECKED BY	

SUBJECT TO CHANGE WITHOUT NOTICE
OR OBLIGATION

Conditions of Approval

EXHIBIT B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date & Signature)</u>
General Conditions					
1.	The approved entitlement is to grant a Tentative Subdivision Map and Design Review extension for the previously amended and approved Creekside Commerce Center (RC08-335) project. The project is described in the March 20, 2017 City Council Staff Report and shown on the respective project exhibits.	Project Description	On-Going	Planning	
2.	The Tentative Subdivision Map approval is valid for three years from the date of City Council approval, unless an extension of time is subsequently approved per Government Code Section 66452.6(e).	Subdivision	Three years, commencing with the date of approval.	Planning/ Public Works	
3.	The project shall comply with the approved design and requirements per Resolution 10-2009 (RC08-335) adopted by the City Council on February 2, 2009. This approval is for a seven building light industrial building complex with a total building area of 200,015 square feet on eight parcels with a total site area of 28.0 acres. Approved entitlements included: amended tentative subdivision map and amended design review package. The project shall be constructed in substantial compliance with these documents. The Creekside Commerce Center, Master Sign Criteria document dated March 26, 2007 is approved. All signage on the property is subject to the requirements of this document.	Consistency with RC08-335 Approval	On-Going	Planning	
4.	The Applicant shall hold harmless the City, its Council Members, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	General	On-Going	Planning	

Conditions of Approval

EXHIBIT B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date & Signature)</u>
5.	Applicant shall be responsible for all damage to City streets associated with construction of the project and shall repair any damage as soon as possible.	Construction	On-Going	Planning/ Public Works	
6.	Noise sources associated with construction, repair, remodeling, demolition, paving and/or grading of any real property must adhere to the development standards outlined within the City's Noise Element and RCMC 6.68.	Construction	On-Going	Planning/ Building	
7.	In the event of the encounter of subsurface materials suspected to be of an archaeological or paleontological nature or if any human remains are found, all grading and/or excavation shall cease, the find shall be left untouched, and the City Planning Department shall be immediately notified. This requirement shall be noted on the Grading and Building Plans, prior to issuance of permits. A qualified professional archaeologist certified by the Register of Professional Archaeologists or paleontologist with a degree(s) in paleontology or geology, to evaluate and make recommendations as to disposition, mitigation and/or salvage. The recommendation shall be implemented before work may proceed.	Construction	Prior to Issuance of Building Permits	Planning/ Building	
8.	Applicant/Developer shall not carry a negative account balance with the City for the processing of the project. If a negative account balance occurs, it will be the developer's responsibility to pay the balance due, in order to avoid delays in the processing of future permits or recordation of maps. Please email the Finance Department at billings@cityoffranchocordova.org for the status of your account with the City.	General	On-Going	Finance	
9.	Any future alteration to the buildings, change in use, intensification of the site, or modification to the parking and landscaped area must be reviewed by the City to ensure compliance with all local, state, and federal regulations. Minor modifications that are found to be in substantial conformance with the approved plans such as colors, plant materials, or minor lot line adjustments, may be approved administratively. Major modifications shall be approved by the applicable decision making body.	General	On-Going	Planning/ Building /Public Works	

Conditions of Approval

EXHIBIT B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date & Signature)</u>
10.	Reciprocal access and roadway maintenance agreements shall be provided for interior roadways: provisions for necessary repair and maintenance of the roadway surface; removal of vegetation infringing of the roadway clear vertical height of 13'-6" or width of 20'-0"; provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE LANE signage or striping; provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems; unrestricted use of and access to the roadway covered by the agreements. A copy of the road maintenance agreement shall be provided for review and approval by the Fire District prior to issuance of Building Permits.	Utilities	Prior to recordation of Final Map	Metro Fire	
11.	Plans shall be submitted to the fire prevention bureau showing hydrant locations for review and approval prior to construction. Fire hydrant details and fire department notes shall be shown on the site plans or improvement drawings.	Safety	At Improvement Plans/ grading permit issuance.	Metro Fire	
12.	The application shall implement the Mitigation Measures contained within the Village of Zinfandel EIR (Villages EIR), certified by the County in 1998 (State Clearinghouse #1996042019). A deposit in the amount of \$5,000 shall be submitted to the City. This condition shall be met prior to Improvement Plan or Grading Permit whichever is first.	Mitigation Measures	Prior to Improvement Plan Approval	Planning	
13.	To protect land uses within 1,000 feet of the former land fill site south of the property implement specific measure developed by the California Integrated Waste Management Board (CIWMB). Measures that require physical improvements Shall be shown on all improvement and grading plans. This condition shall be met prior to Improvement Plan or Grading Permit whichever is first.	Waste Management	Prior to Improvement Plan Approval	Planning	
14.	Submit a final site lighting plan that complies with the City Design Guidelines and submit to Community Development Director for review and approval, as follows:	Lighting	Prior to improvement plan approval	Planning	

Conditions of Approval

EXHIBIT B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date & Signature)</u>
	- Lighting is limited to 18 feet in height. Some additional height may be permitted at the discretion of the Community Development Director for safety and security concerns. - Decorative bases are required for all light poles (e.g. exposed aggregate, stone, or decorative concrete). Light poles placed in planter areas that do not require tall concrete bases, do not require decorative bases. - Lighting shall be equipped with vandal resistant covers. - All exterior doors shall be illuminated				
15.	Applicant/Property Owner shall provide screening of industrial operations, loading, and storage areas as required by section 23.731.080 "Special fencing and screening requirements" and per the requires below: - Outdoor storage areas shall be enclosed and screened from view from the public right of way and abutting property by a solid fence or wall (CMU not required) a minimum of 6 feet in height. - A final design/exhibit must be submitted to the Planning Department that includes fence detail and a revised landscape plan that utilizes plants of the Evergreen variety for screening. This exhibit must be approved by the Community Development Director prior to the issuance of Building Permits. - Said final design shall ensure that the fencing and landscaping are located where they do not interfere with the bike trail, drainage path, and the existing slope while providing maximum screening of the outdoor storage areas on the subject properties.	Landscaping/ Screening	Prior to Issuance of Building Permits	Planning	

Conditions of Approval

EXHIBIT B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date & Signature)</u>
16.	Enter into a frontage agreement for construction of public improvements to the satisfaction of the Public Works Department.	Frontage Agreement	Prior to Improvement Plan Approval	Public Works	
17.	Number, size, and location of driveway are subject to approval by the Public Works Department.	Improvements	Prior to Improvement Plan Approval	Public Works	
18.	Applicant shall photo-document the condition of adjacent streets, sidewalks and infrastructure to the satisfaction of the Public Works Department.	General	Prior to issuance of the first building permit	Public Works	
19.	The applicant shall include notes on the Improvement Plans as necessary and submit landscaping, utility, and improvement plans for SRCSD review and approval prior to issuance of Improvement Plans, in compliance with the following or as otherwise authorized by SRCSD: - Any improvement or proposed use that restricts SRCSD access to its existing easements, including those easements associated with the Bradshaw 7C Project, for the purpose of constructing, operating, maintaining, and repairing SRCSD facilities shall not be permitted unless express written permission is obtained from SRCSD. - Permanent structures, walls, and footings shall not be permitted within the existing SRCSD easement areas unless express written permission is obtained from SRCSD. - Landscaping other than the following: lawn or similar groundcover; plantings of Red Maple, Crape Myrtle, Mayten Tree, Yew Pine, Purple Leaf Plum; and driveways or surface parking; shall not be permitted within the existing SRCSD easement areas unless express written permission	Sanitation	Prior to improvement plan approval	Sanitation District	

Conditions of Approval

EXHIBIT B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date & Signature)</u>
	is obtained from SRCSD. • No landscaping shall be allowed on top of the future Mather/Bradshaw Junction Structure. • No trees shall be allowed in the general vicinity of the future Mather/Bradshaw Junction Structure. • Trees, shrubs, groundcover and any other form of landscaping that obstructs or limits SRCSD access to its manholes shall not be permitted. Trees shall be placed in a manner such that mature roots will not infiltrate manhole structures. • Any proposed utility crossing of an SRCSD interceptor shall be a maximum of 45 degrees from the line that is perpendicular to the centerline of the interceptor. • Parallel utilities (water, drain, electrical, etc.) shall not be allowed within the existing SRCSD easement area or lands reserved for SRCSD, unless express written approval is obtained from the District Engineer. Prior to recording the Final Map, the applicant shall submit a utility plan to SRCSD for review and approval. • Direct lateral connections to the SRCSD interceptor system shall not be allowed. • Any improvement or proposed use within the existing SRCSD easement areas shall be consistent with the requirements and/or restrictions identified in the applicable SRCSD sewer easement documents, unless otherwise approved in writing by the District Engineer or other				

Conditions of Approval

EXHIBIT B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date & Signature)</u>
	authorized SRCSD representative. - Construction staging and stockpiling shall not be permitted within the Bradshaw 7C Project easement areas and the existing SRCSD easement areas unless express written permission is obtained from SRCSD. A note to this effect will be placed on any plans issued for construction activities. - All weather access to the existing SRCSD easements and facilities shall be provided at all times. Improvements shall not be installed in such a manner that will impede vehicular access by SRCSD for maintenance purposes.				
20.	Applicant shall record the Conditions of Approval/Mitigation Monitoring Report Program and pay recordation fees to the County Recorder's Office.	Parking and Access	Prior to recordation of Final Map	Planning	
21.	Provide onsite and offsite drainage easements and facilities pursuant to the Floodplain Management Ordinance, Water Agency Code and Improvement Standards and the Villages of Zinfandel Drainage Master Plan. Provide any fee required by the Water Agency Code and approved Village of Zinfandel finance plan.	Drainage	Prior to Final Map Recording	Public Works	
22.	Applicant shall record Covenants, Conditions & Restrictions (CC&Rs) concurrent with recordation of the Final Map for the property to include regulations for maintenance of common areas within the site. Draft CC&Rs shall be provided to staff for review prior to recordation.	CC&R's	Prior to Final Map Recording	Public Works	
23.	Dedicate an Irrevocable Offer of Dedication on the final map as depicted on the approved tentative map.	Dedication	Prior to Final Map Recording	Public Works	

Conditions of Approval

EXHIBIT B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date & Signature)</u>
24.	A note shall be placed on the final map stating that "Reciprocal access and parking between parcels shown hereon shall be granted/reserved prior to the sale and/or reconveyance of said parcels."	Reciprocal Access	Prior to Final Map Recording	Public Works	
25.	A copy of the signed and recorded shared parking agreement must be submitted for review and approval by the Planning Department. This agreement must indicate all parcels and owners involved, the area and amount of parking to be shared, including the hours the area may be shared (e.g., uses primarily of a daytime versus a nighttime or weekday versus weekend nature). Evidence of this agreement may be in the form of a deed, lease, contract, or similar written instrument upholding such joint use. In this situation, the size of the joint parking lot shall be at least as large as the number of vehicle parking spaces required by the largest user.	Parking and Access	Prior to Recordation of the Subdivision Map,	Planning	
26.	Dedicate a Bike Path Easement in the southeast portion of the property as depicted on the approved tentative map	Bike Path	Prior to Final Map Recording	Public Works	
27.	Property Owner/Applicant shall participate in a funding mechanism for maintenance of any existing or new public 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 Sparking at (916) 851-8714 as there may be a 2-3 month lead time to satisfy this condition. This condition must be met prior to Issuance of the Final Map or Building Permit, whichever occurs first.	Frontage Landscaping	Prior to final map or issuance of building permit, whichever occurs first.	Public Works	
28.	Property Owner/Applicant shall participate in a funding mechanism for maintenance services for the fair share of existing and all new public improvements associated with the project including but not limited to streets, bridges/culverts, traffic signals, traffic signs, striping and legends, ITS operations, and street lights. This may be accomplished through annexation to the City Road Maintenance Assessment District. All costs associated with the annexation shall	Public Improvements	Prior to final map or issuance of building permit, whichever occurs first.	Public Works	

Conditions of Approval

EXHIBIT B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date & Signature)</u>
	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. This condition must be met prior to Issuance of the Final Map or Building Permit, whichever occurs first.				
29.	Property Owner/Applicant shall participate in or provide a funding mechanism for maintenance services for the project's stormwater drainage and flood protection system. This may be accomplished through annexation to the City's Stormwater Utility Fee District, or other financial mechanism as may be proposed and provided by the Property Owner for the same purpose of providing a financial mechanism to fund the operation and maintenance of the Project's stormwater drainage and flood protection system. Costs associated with the annexation shall be borne by the Property Owner/Applicant through payment of fair share costs of the SWU annexation not to exceed \$7,000 per annexation.	Annexation	Prior to final map or issuance of building permit, whichever occurs first	Public Works	
30.	Dedicate Public Utility Easements as follows: 15.0-foot wide easement for underground facilities and appurtenances adjacent to all public ways, and/or irrevocable offer of dedication on North Mather Boulevard. - Twelve and one half foot wide easement for underground facilities and appurtenances adjacent to all public ways, and/or irrevocable offer of dedication on Zinfandel Drive	Public Utility	Prior to final Map Recording	Public Works	
31.	Dedicate Pedestrian Easements as follows: Fifteen foot wide easement contiguous to the proposed Irrevocable Offer of Dedication on North Mather Drive as depicted on the approved tentative map.	Pedestrian	Prior to Final Map Recording	Public Works	

Conditions of Approval

EXHIBIT B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date & Signature)</u>
	Twelve and one half foot wide easement contiguous to right-of-way on Zinfandel Drive.				
32.	The District requires that sewer lines are located ten (10) feet from other parallel utilities (water, drain, electrical, etc.). The applicant shall prepare a utility plan that will demonstrate that this condition is met.	Sewer	Prior to Final Map Recording	Sacramento Area Sewer District	
33.	Sewer easements may be required. All sewer easements shall be dedicated to the District, in a form approved by the District Engineer. All District sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. CSD-1 will provide maintenance only in public right-of-ways and in easements dedicated to the District.	Sewer	Prior to Final Map Recording	Sacramento Area Sewer District	
34.	Demonstrate the existence of, and if needed, abandon the existing easement along the subject property's north boundary and grant the District a sewer access and maintenance easement centered along the existing pipeline near the property's north boundary. Easements from adjoining parcels are not required. All District sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. All sewer easement shall be dedicated to the District in a form approved by the District Engineer	Sewer	Prior to Final Map Recording	Sacramento Area Sewer District	
35.	The subject property owner(s) and successors in interest thereof, shall be responsible for repair and/or replacement of all non-asphalt and/or enhanced surface treatments of streets and drives within these easements damaged by District maintenance and repair operations, including landscaping, channelizations, lighting and any other appurtenances conflicting therein. This requirement shall be set forth in easement grant documents and be a covenant running with the land, be responsibility of successors in interest in future land transfers and divisions and by language approved by the District. Surface enhancements include, but are not limited to non-asphaltic paving, landscaping, lighting, curbing and all non-	Sewer	Prior to Final Map Recording	Sacramento Area Sewer District	

Conditions of Approval

EXHIBIT B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date & Signature)</u>
	drive-able street appurtenances				
36.	Provide approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the route of the fire apparatus access roadway. The required fire hydrants shall be installed and operational prior to any construction or on-site storage of combustible materials. The minimum required fire flow for the protection of commercial developments with an area per building not exceeding 3,600 square feet is 1,500 gallons per minute (gpm) at a pressure of 20 pounds per square inch (psi) for a two-hour duration. Each approved fire hydrant shall have a minimum flow of 1,500 gallons per minute (gpm) for commercial developments. Additional requirements apply to commercial structures with building areas greater than or equal to 3,600 square feet.	Fire Hydrants	Prior to Building Permit Issuance	Metro Fire	
37.	Provide access roadways with all-weather driving surfaces of not less than 20-feet of unobstructed width, 13-feet, 6-inches of vertical clearance, and turning radii of 25 feet inside and 50 feet outside dimension. The access roadways shall be capable of supporting the imposed loading of fire apparatus and shall extend to within 150 feet of all portions of the exterior walls of the first story of any proposed building. The use of turf-block or grass-crete or similar alternative road surface 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.	Fire Access	Prior to Building Permit Issuance	Metro Fire	
38.	Implement protective CIWMB measures to protect buildings from methane gas emissions. Measures shall be submitted for review and approval by the Planning Department and Building Department. Measures that require physical improvements (e.g. vapor barriers, venting pipes, etc.) shall be shown on all improvement and grading plans prior to approval of those plans.	Methane Gas Protection	Prior to Building Permit Issuance	Planning	

Conditions of Approval

EXHIBIT B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date & Signature)</u>
	The measures to be implemented are: • A geomembrane or equivalent system with low permeability to landfill gas shall be installed between the concrete floor slab of the building and subgrade; • A permeable layer of open graded material of clean aggregate with a minimum thickness of 12 inches shall be installed between the geomembrane and the subgrade or slab; • A geotextile filter shall be utilized to prevent the introduction of fines into the permeable layer; • Perforated venting pipes shall be installed within the permeable layer, and shall be designed to operate without clogging; • The venting pipes shall be constructed with the ability to be connected to an induced draft exhaust system; • Automatic methane gas sensors shall be installed within the permeable gas layer, and inside the building to trigger an audible alarm when methane gas concentrations are detected; • Periodic methane gas monitoring shall be conducted inside all buildings and underground utilities in accordance with Sections 20920 through 20937 of the California Code of Regulations				
39.	Implement the performance standards for land uses adjacent to Mather Airport. The measures to be implemented are: • Prior to the construction of any structure containing office	Mather Airport Standards	Prior to Building Permit Issuance	Planning	

Conditions of Approval

EXHIBIT B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date & Signature)</u>
	and/or commercial uses subject to the airport noise levels of 70 CNEL or greater, the project applicant shall submit to the City of Rancho Cordova development plans identifying the design measures which will reduce interior noise levels for office areas and areas where the public will be received, in order to provide an interior noise level of 50 CNEL or less. Design measures approved for noise attenuation shall be incorporated into the building design (AC-1, EIR). All buildings and structures shall be prohibited within the Clear Zone of Mather Field Airport. Development of Light Industrial uses within the approach-departure zone for Mather Field shall be subject to the use restrictions described in the Mather Approach/Departure Use Restriction Table contained in Section 512-219 of this SPA (AC-3,EIR).				
40.	Construction plans must include all windows and final architectural element details to be reviewed and approved by the Planning Department. This includes all building fixtures, exterior lighting, walkway lighting, parking lot lighting, and street lights on the Site, Utility, Landscape, and Building Plans, prior to the issuance of any permits. The height and style of fixtures shall be shown. Energy-saving fixtures shall be used and noted on the plans and all illumination shall be installed in a manner that is glare shielded and directed away from adjacent properties and right-of-ways.	Architectural	Prior to Issuance of Building Permits	Planning	
41.	Building designs shall be consistent with approved design review documents, with the following stipulations: Final designs shall be reviewed during plan check to ensure consistency with design approvals. Changes to building materials and architectural design are permitted at the discretion of the Community Development Director, if changes will provide a	Design	Prior to Building Permit Issuance	Planning	

Conditions of Approval

EXHIBIT B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date & Signature)</u>
	greater diversity of building materials or enhancements to building design. Tinted windows that do not allow visibility into buildings from the public sidewalk and/or parking areas are prohibited.				
42.	Rooftop equipment (HVAC, meters, refrigeration equipment, plumbing lines, ductwork and transformers), shall not extend above the building parapet and shall be screened from view on all sides with materials architecturally compatible with the main structure. Screening details shall be shown on the Building Plans and submitted for review and approval by the Planning Department, prior to the issuance of Building Permits and installed prior to occupancy approval.	Architectural	Prior to Issuance of Building Permits	Planning	
43.	Utility areas, electrical and gas meters shall be architecturally screened from view.	Architectural	Prior to Issuance of Building Permits	Planning/ Building/ Public Works	
44.	All trash enclosures and refuse areas shall comply with zoning code regulations and all service provider standards regarding amount, design, and access based upon the project's estimated need and waste pickup schedules. Trash enclosures should try to incorporate the same architectural treatments, materials and colors as the main building in order to properly screen them from view.	Architectural	Prior to Issuance of Building Permits	Planning/ Building	
45.	The developer shall submit complete final landscape plans for review and approval, with the following information and specifications: "Detailed plant material and irrigation plans for review and approval. "Landscaping materials and placement shall follow crime prevention principles, allowing maximum observation.	Landscape	Prior to Building Permit Issuance	Planning	

Conditions of Approval

EXHIBIT B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date & Signature)</u>
	• "Sidewalks shall meet ADA accessibility requirements. • "Street trees along Zinfandel Road shall be minimum 15-gallon size (as required by Zinfandel SPA)				
46.	A final landscape plan shall be submitted in conjunction with improvement plan and or building permit submittal and approved by the Community Development and Public Works Departments prior to issuance of permits and/or any installation of landscape materials RCMC 23.716.020. The final landscape planting and irrigation plan shall be prepared by a registered licensed landscape architect and include the following items per RCMC 22.180.060: • Planting plan to scale that indicate slope • Irrigation Plan • Soils Test • Water Use Calculations • Irrigation Schedule	Landscaping	Prior to Issuance of Improvement Plan/ Building Permits/ Installation of new landscape material.	Planning/ Public Works	
47.	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.	Transportation	Prior to Building Permit Issuance	Public Works	
48.	Applicant shall submit public improvement plans to the satisfaction of the Public Works Department. Public improvement plans shall be prepared in accordance with City Standard and shall include, but shall not be limited to: • New continuous sidewalks and frontage improvements along the entire property frontage shall be 7 feet wide and separated pursuant to city standards. Curb cuts for driveways and the associated apron only are not required to be installed at the time of public improvements. Curb	Improvement Plans	Prior to Building Permit Issuance	Public Works	

Conditions of Approval

EXHIBIT B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date & Signature)</u>
	cuts and driveway aprons may be installed at locations approved by the Public Works Department on a subsequent project by project basis with development of the individual parcels. Public improvement plans shall clearly delineate all transitions to existing improvements.				
49.	Applicant shall submit on-site improvement plans for the specific lot. On-site improvement plans shall include, but shall not be limited to: - All onsite civil improvements. - Driveways - Utility laterals - Improvement plans shall clearly delineate all transitions to existing improvements. - All improvements to be designed and constructed per City standard to the satisfaction of the Public Works Department. - All improvements shown on the on-site improvement plan shall be constructed and completed to the satisfaction of the Public Works Department prior to the first occupancy on the lot.	On-Site Improvement Plans	Prior to Issuance of Building Permit	Public Works	
50.	All structures proposed for this project shall be equipped with an approved automatic fire sprinkler system. The automatic fire sprinkler system shall be designed to NFPA 13 standards.	Sprinklers	Prior to Occupancy	Metro Fire	
51.	The installation of security gates is regulated by the Sacramento County Fire Code, emergency access gates and barrier requirements. All proposed vehicle and pedestrian access gate installations shall be in full compliance with this regulation. Gates and fencing shall not be installed without plan review and approval by the Fire District.	Gates	Prior to Occupancy	Metro Fire	

Conditions of Approval

EXHIBIT B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date & Signature)</u>
52.	Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than twelve (12) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background. Where multiple occupancies are serviced by vehicular access to the rear of the building via any driveway, alleyway, or parking lot the numbers or addresses shall be displayed on the rear of the building. This condition shall be met prior to occupancy of related building.	Addressing	Prior to Occupancy	Metro Fire	
53.	Building occupancies and land uses are restricted by the Comprehensive Land Use Plan (CLUP) for Mather Airport and building tenancy that does not comply with these requirements is prohibited.	CLUP	Prior to Occupancy	Planning	
54.	Sign permits shall be obtained from the building department prior to occupancy. This condition shall be met prior to occupancy of related tenant space.	Signs	Prior to Occupancy	Planning	
55.	Bicycle parking facilities shall be provided on-site as shown on the approval documents. Racks shall be installed a minimum of 2.5 feet from walls and other obstructions (to allow room for bicycle to fit). Rack shall be re-installed if incorrectly placed.	Bicycle Parking	Prior to Occupancy	Planning	
56.	Storage of materials on the perimeter of buildings and outside identified loading or yard areas is strictly prohibited unless approved through the design review process or allowed with a temporary use permit. A note shall be added to final approval documents.	On-Site Storage	Prior to Occupancy	Planning	
57.	Each structure shall be constructed according to the approved elevations and plans. Each building shall be inspected for compliance by the Community Development Director.	Design	Prior to Occupancy	Planning	

Conditions of Approval

EXHIBIT B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date & Signature)</u>
58.	Final landscape installation for each parcel shall be reviewed by the Director of Community Development to insure consistency with proposed plans.	Landscape	Prior to Occupancy	Planning	
59.	Landscaping shall be installed according to the approved master landscape plan, prior to building occupancy. Landscape installation may be phased in conjunction with building(s) construction.	Landscape	Prior to Occupancy	Planning	
60.	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.	Signs	Prior to Occupancy	Police Department	
61.	Designer shall certify that installed landscaping conforms to City water conserving landscape requirements.	Water Conservation	Prior to Occupancy	Public Works	
62.	Install public improvements to the satisfaction of the Public Works Department.	Improvements	Prior to Occupancy	Public Works	
63.	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.	Grading	Prior to Occupancy	Public Works	
64.	Connection to the District's sewer system shall be required to the satisfaction of the District. Sacramento County Improvement Standards apply to sewer construction.	Sewer	Prior to Occupancy	Sacramento Area Sewer District	
65.	Each parcel and each building with a sewage source shall have a separate connection to the District sewer system.	Sewer	Prior to Occupancy	Sacramento Area Sewer District	
66.	Sewer service laterals will not be permitted to connect directly to the 84-inch diameter interceptor sewer line located north of the property.	Sewer	Prior to Occupancy	Sacramento Area Sewer District	

Conditions of Approval

EXHIBIT B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date & Signature)</u>
67.	The Applicant shall not alter existing SMUD facilities on the subject property. If the Applicant requires the relocation or removal of existing SMUD facilities, the Applicant shall coordinate with SMUD. The applicant shall be responsible for the cost of relocation or removal.	Utilities	Construction	SMUD	
68.	SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.	Utilities	Construction	SMUD	
69.	SMUD Advises: - The Applicant shall not place any building foundations within 5 feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.) - The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20 feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15 feet from the drivable surface) - Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.				
70.	Cordova Recreation and Parks District (CRPD) Advises: New trails from this project will be adjusted to tie into existing trails and landscaping. CRPD requires	Construction	Improvement Plans	CRPD	

Conditions of Approval

EXHIBIT B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date & Signature)</u>
	improvement construction plans for items that will impact assets owned and/or maintained by CRPD be routed to CRPD for review and comment and that CRPD be given several weeks advanced notice of related construction activity.				
71.	The District requires that sewer lines are located ten (10) feet from other parallel utilities (water, drain, electrical, etc.). The applicant shall prepare a utility plan that will demonstrate that this condition is met.	Utilities	Improvement Plans	SASD	
72.	Sewer easements may be required. All sewer easements shall be dedicated to the District, in a form approved by the District Engineer. All District sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. SASD will provide maintenance only in public right-of-ways and in easements dedicated to the District.	Utilities	Improvement Plans	SASD	
73.	Demonstrate the existence of, and if needed, abandon the existing easement along the subject property's north boundary and grant the District a sewer access and maintenance easement centered along the existing pipeline near the property's north boundary. Easements from adjoining parcels are not required. All District sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. All sewer easement shall be dedicated to the District in a form approved by the District Engineer.	Utilities	Improvement Plans	SASD	
74.	The subject property owner(s) and successors in interest thereof, shall be responsible for repair and/or replacement of all non-asphalt and/or enhanced surface treatments of streets and drives within these easements damaged by District maintenance and repair operations, including landscaping, channelizations, lighting and any other appurtenances conflicting therein. This requirement shall be set forth in easement grant documents and be a covenant running with the land, be responsibility of successors in interest in future land transfers and divisions and by language approved by	Utilities	Construction	SASD	

Conditions of Approval

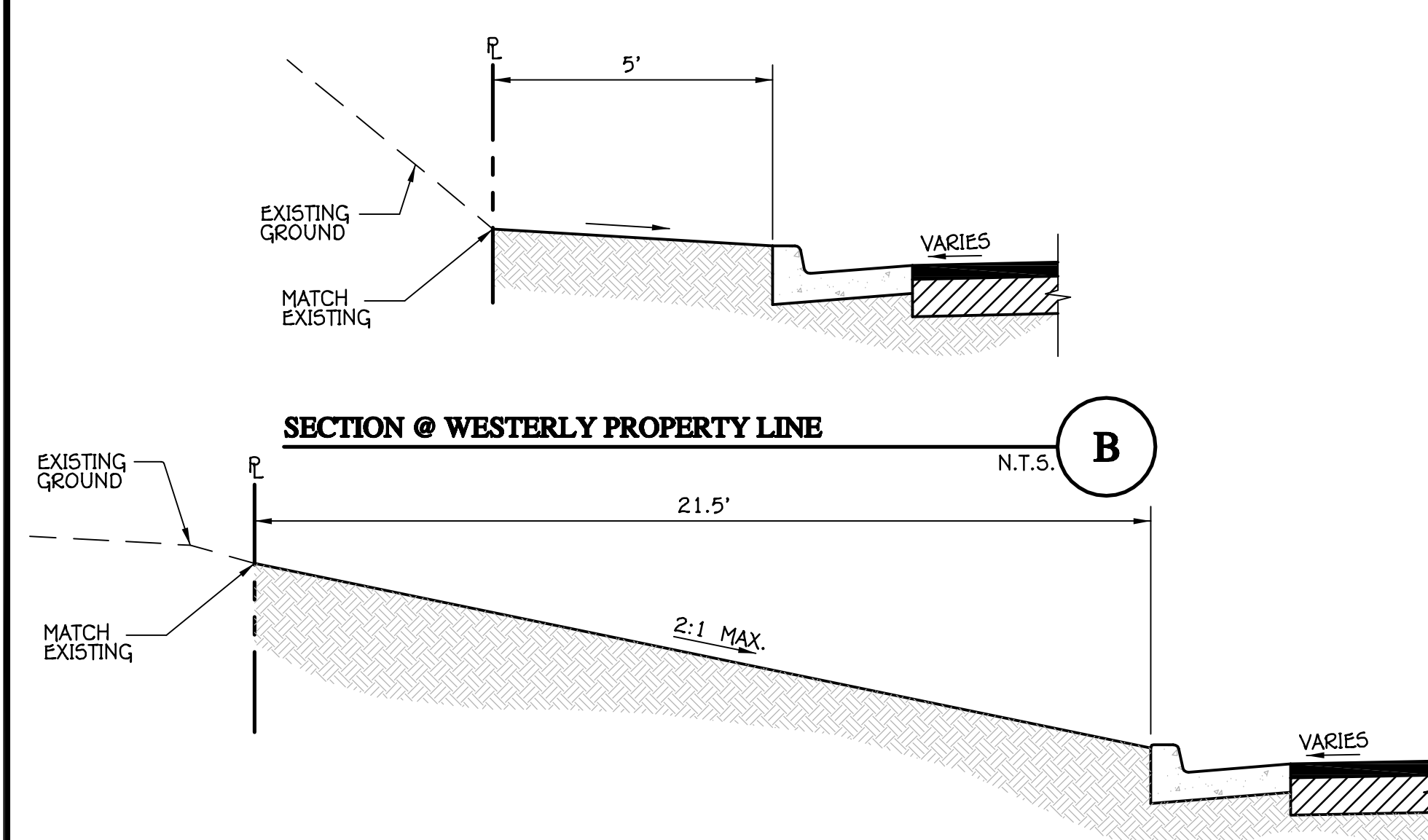
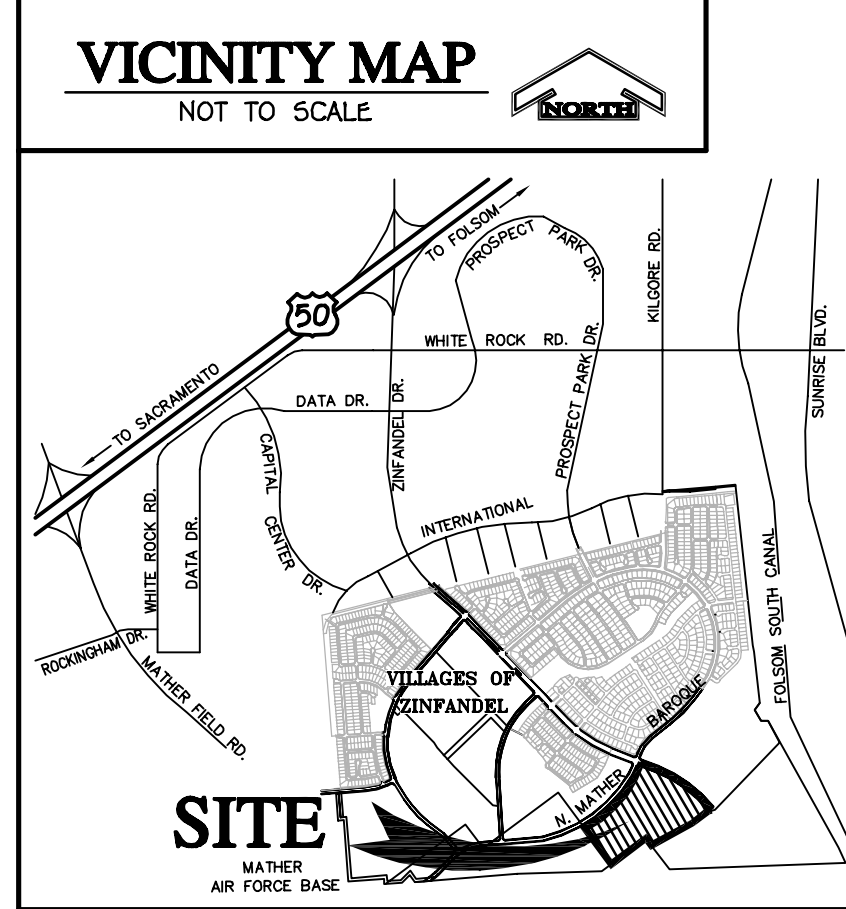
EXHIBIT B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date & Signature)</u>
	the District. Surface enhancements include, but are not limited to non-asphaltic paving, landscaping, lighting, curbing and all non-driveable street appurtenances.				
75.	Public Works would like the following correction on the Master Site Plan: 1. Bike Path section call out on Sheet A1.01 on northwest corner of property is not within plan set. Please include. 2. Segment of sidewalk seems to be missing from northeast corner of property, between corner of North Mather Blvd & Zinfandel Drive and first entrance off Zinfandel Dr.	Site Plan Corrections	Improvement Plans	Public Works/Planning	

CITY OF RANCHO CORDOVA

NOTES:

- 1) THIS PRELIMINARY GRADING PLAN IS SCHEMATIC ONLY, AND IS INTENDED TO DEPICT THE PROPOSED GENERAL DRAINAGE CONCEPTS AND THE MAGNITUDE OF CUTS AND FILLS. THE FINISHED DESIGN MAY INCORPORATE MINOR REVISIONS DUE TO FINAL DESIGN CONSIDERATIONS.
- 2) ALL GRADES SHOWN HEREON ARE FINISHED SURFACE GRADES.
- 3) A RECIPROCAL PARKING AND ACCESS AGREEMENT WILL BE PROVIDED BETWEEN THE PARCELS.



LEGEND

DESCRIPTIONS	(P) PROPOSED	(E) EXISTING	DESCRIPTIONS	(P) PROPOSED	(E) EXISTING	DESCRIPTIONS	(P) PROPOSED	(E) EXISTING
2M DRAIN			POST INDICATOR VALVE			DIRECTION OF FLOW		
ITALY S WER			FIRE HYDRANT			FLOWLINE		
SR MAIN			FIRE DEPT. CONNECTION			SWALE		
SERVICE			BLOWOFF VALVE			PAD ELEVATION		
TERLINE			GATE VALVE			ELEVATION		
NDARY LINE			BUTTERFLY VALVE			2:1 SLOPE UNLESS NOTED OTHERWISE		
TRICAL LINE			REDUCED PRESSURE BACKFLOW PREVENTOR					
LINE			DOUBLE DETECTOR CHECK VALVE					
PHONE LINE			TYPE 'A' STREET LIGHT					
IT TRENCH			TYPE 'B' STREET LIGHT					
CE			TRAFFIC LIGHT					
D FENCE			TRANSFORMER					
UGHT IRON FENCE			PULLBOX					
			PEDESTAL & SERVICE CAN					
WALK, CURB			UTILITY SERVICE PEDESTAL					
GUTTER			UTILITY POLE					
ABLE CURB FACE			GUY WIRE					
RICADE			4 SIDED STREET SIGN					
HOLE			SIGN					
IN INLET			RIDGE LINE					
ER CLEANOUT								
SR SERVICE								
METERED WATER SERVICE								

ABBREVIATIONS

FILE: IP\ABREV2

AB	AGGREGATE BASE	EG	EXISTING GRADE	M	MANIFOLD	S/S	SEWER SERVICE
AC	ASPHALT CONCRETE	EL	ELEVATION	MH	MANHOLE	SEAL	SEWAGE LINE
ACP	ASBESTOS CEMENT PIPE	EM	ELECTRICAL MANHOLE	MB	MAILBOX	SDE	STORM DRAIN EASEMENT
ASB	AGGREGATE SUB-BASE	EMH	EDGE OF PAVEMENT	MW	MONITORING WELL	SDWK	SIDEWALK
AV	AIR & VACUUM RELIEF VALVE	EP	ELECTRICAL PULLBOX	NG	NATURAL GRADE EXISTING	SHH	SEWER MANHOLE
BC	BEGIN CURVE	EPB	ELECTRICAL PULLBOX	NGF	NATURAL GRADE FOUNDATION	STA	STATION
BM	BENCH MARK	EPED	ELECTRICAL PEDESTAL	NTS	NOT TO SCALE	STD	STANDARD
BNDY	BOUNDARY	ER	ELECTRICAL RISER	OLR	OVERLAND RELEASE	STLT	STREET LIGHT
BO	BLOW OFF VALVE	ESMT	EASEMENT (P)	PL	PROPOSED	STS	STORM SEWER
BVC	BEGIN VERTICAL CURVE	END	END CURVE	PLB	PULLBOX	SLPB	STREET LIGHT PULLBOX
BW	BOTTOM OF WALL	ENC	END VERTICAL CURVE	PCC	POINT OF CONCENTRIC CURVATURE	SUB	SUBDIVISION
BWF	BARBED WIRE FENCE	FB	FLUSHER BRANCH	PCP	PLASTIC CORRUGATED TO PIPE	SWF	SMOOTH WIRE FENCE
C&G	CURB & GUTTER	FDC	FIRE DEPARTMENT CONNECTION	PED	PEDESTRIAN	T8C	TOP BACK OF CURB
C.D.	CHANNEL DRAIN	FF	FINISHED FLOOR	PIV	POST INDICATOR VALVE	TBM	TEMPORARY BENCH MARK
CL	CENTERLINE	FG	FINISHED GRADE	P.O.C.	POINT OF CONNECTION	TBW	TOP BACK OF WALL
CLF	CHAIN LINK FENCE	PH	FIRE HYDRANT	PVI	POINT OF VERTICAL INTERSECTION	TC	TOP OF CURB
CMP	CORRUGATED METAL PIPE	FL	FLOW LINE	PL	PROPERTY LINE	TMH	TELEPHONE MANHOLE
CONST	CONSTRUCT	FS	FINISHED SURFACE	PP	POWER POLE	TOE	TOE OF SLOPE
CO	CLEAN OUT	GB	GRADE BREAK	PPB	PEDESTRIAN PUSH BUTTON	TOP	TOP OF SLOPE
COTG	CLEAN OUT TO GRADE	GM	GAS METER	PNT	POINT OF REVERSE CURVATURE	TP	TELEPHONE
CONC	CONCRETE	GMR	GAS RIGER	PSE	PUBLIC SEWER EASEMENT	TPB	TELEPHONE PULLBOX
CONC	CONCRETE PIPE	GV	GAS VALVE	PSE	PUBLIC SEWER EASEMENT	TPED	TELEPHONE PEDESTAL
CR	CURB RETURN, RIGHT SIDE	HC	HANDICAP	PUE	PUBLIC UTILITY EASEMENT	TR	TRAFFIC SIGNAL BOX(CONTROLLER)
CR RT	CURB RETURN, LEFT SIDE	HGL	HYDRAULIC GRADE LINE	PVC	POLYVINYL CHLORIDE	TSPB	TRAFFIC SIGNAL BOX(CONTROLLER)
CTVB	CABLE T.V. PULLBOX	HP	HIGH POINT	PVMT	PAVEMENT	TW	TOP OF WALL
CTVFD	CABLE T.V. PEDESTAL	IMP	IMPROVEMENTS	RCF	REINFORCED CONCRETE PIPE	TY	TYPICAL
CTVR	CABLE T.V. RISER	INTX	INTERSECTION	(RELL)	ITEM TO BE RELOCATED	VCF	VARIABLE CURB FACE
DI	DRAIN	JOINT	JOINT POLE	INLET	INLET	WCP	WATER
DI	DRAIN INLET	JT	JOINT TRENCH	INLET	INLET	WCP	WATER
DIP	DUCTILE IRON PIPE	LE	LANDSCAPE EASEMENT	RP	RESTRAINT LENGTH	W	WATER LINE
DMH	DRAIN MANHOLE	LEAK	LEAK TEST	RW	RIGHT OF WAY	W	WOOD FENCE
DWR	DRAINAGE	LP	LOW POINT	S/W	SEWER	W	WATER METER
(E) EXIST	EXISTING	LP	LOW POINT	S	SEWER	WV	WATER VALVE

PREPARED UNDER THE
DIRECTION OF



JERRY
APLASS
NO. 52038
EXP. 12-31-12
CIVIL

NOTE: DO NOT USE FOR
CONSTRUCTION UNLESS
SIGNED BY THE ENGINEER











































MEMORANDUM

DATE: March 20, 2017

TO: Honorable Mayor and Council Members

FROM: Nicholas Sosa, Assistant Planner



SUBJECT: CREEKSIDE COMMERCE CENTER TENTATIVE SUBDIVISION MAP EXTENSION; PROJECT NO. DD9687 – SOUTHWEST CORNER OF ZINFANDEL DRIVE AND NORTH MATHER BOULEVARD

PROPERTY OWNER: ATC Realty Sixteen, Inc. Mrs. Donna Cummings 333 Market Street, 3 rd Floor San Francisco, CA 94105	APPLICANT/DEVELOPER: Same as Owner
PROJECT: The applicant requests approval of a tentative subdivision map extension for the approved Creekside Commerce Center project originally approved by the City Council on May 21, 2007, with amendments approved February 2, 2009. This request would extend the life of the subdivision map approval for an additional 36 months (3 years) with a new expiration date of February 2, 2020. FILE: DD9687 LOCATION: Southwest corner of Zinfandel Drive and North Mather Boulevard ZONING/GP: LI (light industrial) APN: 072-2860-001-0000 PLANNER: Nicholas Sosa, Assistant Planner	

RECOMMENDATION

Adopt Resolution No. 41-2017 approving the Tentative Subdivision Map extension and updated Conditions of Approval.

RESULT OF RECOMMENDED ACTION

Adoption of the above resolution would extend the expiration date of the tentative subdivision map for an additional 36 months (3 years) with the attached conditions of approval. No other modifications to the project are proposed with this request.

BACKGROUND

On May 21, 2007, the Rancho Cordova City Council approved the Creekside Commerce Center project (RC-06-262) located on the southwest corner of Zinfandel Drive and North Mather Boulevard within the Villages of Zinfandel Special Planning Area (**See Figure 1**). The project included a subdivision map to divide a 28.0 acre parcel into 16 parcels ranging in size from 1.01 acres to 4.23 acres. The project also included a design review for 16 buildings ranging in size from 10,536 square feet to 41,757 square feet designed to be a small business park (**See Figure 2**).

On February 2, 2009 City Council approved a subdivision map amendment (RC-07-335) that reduced the subdivision map from 16 new parcels to 8 new parcels and reduced 16 buildings to 7 (**See Figure 3**).

FIGURE 1: Context Map



FIGURE 2: Approved Original Tentative Subdivision Map (16 parcels 16 buildings)
RC-06-262 (Resolution No. 49-2007)

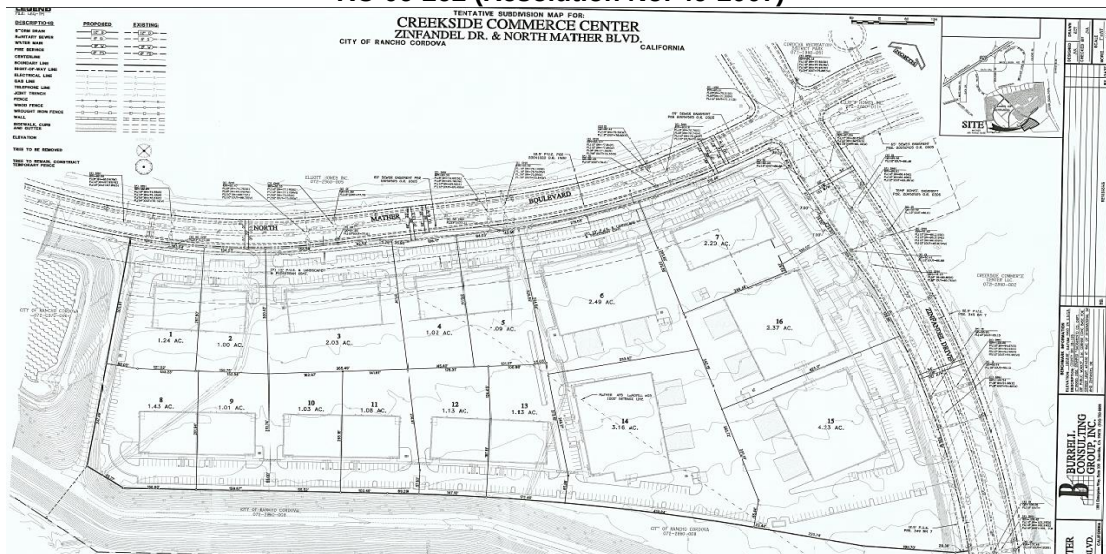
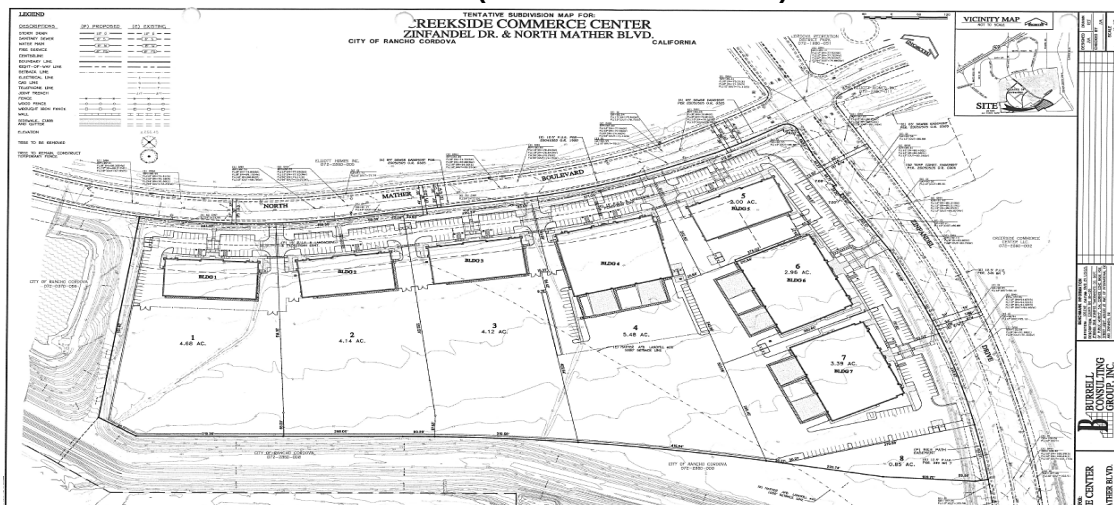


FIGURE 3: Approved Tentative Subdivision Map Amendment (8 Parcels 7 Buildings)
RC-07-335 (Resolution No. 10-2009)



Since the approval of the tentative map amendment, the State of California has since approved several Legislative Bills to extend current tentative subdivision maps to assist developers during the economic downturn. Bills include SB1185, AB333, AB208 and AB116 which have extended the Creekside Commerce Map to its current expiration date of February 2, 2017. However, an application was submitted on January 25, 2017 to extend the tentative map for an additional 36 months (3 years) consistent with RCMC 22.20.090. This formal request grants the applicant a temporary 60 day extension past the expiration date in order to allow City Council an opportunity to extend the expiration date of the map.

Since the project is only requesting an extension, changes are restricted to none other than modifications that will bring the project up to current code regulations and standards. The original proposed design is still consistent with current development standards and building code so no changes to the design or subdivision map were proposed or recommended with this extension.

REQUIRED PERMITS AND REGULATORY BASIS

A tentative subdivision map extension is required to extend the map up to 36 months (3 years). The map expired on February 2, 2017. However, the applicant is granted a temporary 60-day extension beyond the expiration date when a formal request for a map extension is made per the Subdivision Map Act and the City's Land Development Code (RCMC 22.20.090).

Permits Required after Map Extension Approval:

- Final Map
- Improvement Plans
- Building Permit and Occupancy Review

ANALYSIS

The project was routed to internal and external departments and the conditions have been updated to reflect current standards and regulations applicable to the project. Map extensions are allowed under the Subdivision Map Act and the City's Land Development (subdivision) Code. The applicant is not proposing any modifications to the approved subdivision or attached design review at this time. The review of the map extension is limited to only extending the map that was formerly extended by bills SB1185, AB333, AB208 and AB116, the applicant agreed to updated conditions of approval on the project.

Given that the original design review did not have a separate expiration date associated with it, it was determined that the expiration date would be synonymous with the accompanying map. Therefore, the design review will be automatically extended with the map as there is no formal design review extension process.

SUBDIVISION MAP ACT

Section 66474 of the California Subdivision Map Act requires a City to deny approval of a tentative map, if any of the findings are found to be true. The following evidence supports the map request.

1. **Finding:** That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.

Evidence: The site location is zoned LI (light industrial) within the City's General Plan. The proposed map extension shows office and warehouse space with storage areas which is consistent with a light industrial use. There are currently no buildings on site.

2. **Finding:** That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

Evidence: The design and improvements of the map to be extended are consistent with the General Plan and the requirements and intentions of the Villages of Zinfandel SPA to create a mixed use land development that includes residential, industrial, office, commercial, recreational and public/quasi-public uses.

3. **Finding:** That the site is not physically suitable for the type of development.

Evidence: The site is physically suitable for the development of industrial uses and densities of the City of Rancho Cordova Zoning Code. The location of the property within the Mather Airport over-flight area requires that land uses are restricted. The uses proposed are consistent with these restrictions.

4. **Finding:** That the site is not physically suitable for the proposed density of development.

Evidence: Per the map's original review and analysis the site is physically suitable for the proposed density of development and will comply with all applicable density and development requirements.

5. **Finding:** That the designs of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Evidence: The EIR prepared for the Villages of Zinfandel SPA adequately addresses the environmental impacts for this project and developed mitigation measures reduced potential environmental impacts to less than significant levels. No changes are proposed with this extension.

6. **Finding:** That the design of the subdivision or type of improvements is likely to cause serious public health problems.

Evidence: The property is zoned for light-industrial and is not likely to cause serious public health problems. Adequate separation from nearby residential uses is provided. Mitigation measures to control potential methane gas emissions from the nearby abandoned land fill have been incorporated into the original project approvals.

7. **Finding:** That the design of the subdivision or type of improvements will conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision.

Evidence: The design of the subdivision will not conflict with any required public easements on the property and adequate access for utilities will be provided. The previously approved map will contain all necessary access through the subdivision. No changes are proposed with this extension.

In the case of the proposed map, none of the findings required for denial were found to be true. The proposed project is consistent with all applicable development standards and regulations of the City's General Plan, Special Planning Areas, and Zoning Code and is recommended for approval by City Council.

FISCAL ANALYSIS OF PROJECT

The City anticipates this project to have a positive fiscal impact due to jobs created during construction, increased sales tax due to new businesses in the area, and increased property taxes collected on the new units.

ENVIRONMENTAL

The project was analyzed under the California Environmental Quality Act by the Environmental Impact Report (EIR) prepared for the entire Villages of Zinfandel Special Planning area. Mitigation measures developed pursuant to the EIR reduced potential environmental impacts to less than significant levels. No changes have occurred with this extension and no further environmental analysis is necessary.

RECOMMENDED MOTION

Staff recommends the Council adopt Resolution No. 41-2017 approving the extension to the Creekside Commerce Center tentative subdivision map and design review (**Exhibit A**) and updated Conditions of Approval (**Exhibit B**).

ATTACHMENT(S)

1. Resolution No. 41-2017 approving the extension to the Creekside Commerce Center tentative subdivision map (**Exhibit A**) and updated Conditions of Approval (**Exhibit B**).
2. February 2, 2009 Approved Resolution 10-2009 for Creekside Commerce Center (RC-08-335) Amendment and Design Review
3. May 21, 2007 Approved Resolution 49-2007 for Creekside Commerce Center (RC-06-262) Tentative Subdivision Map and Design Review
4. 500 foot radius map and property owner list

CITY OF RANCHO CORDOVA

RESOLUTION NO. 10-2009

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
APPROVING TENTATIVE SUBDIVISION AMEDEMMENT AND DESIGN REVIEW
AMENDMENT FOR CREEKSIDE COMMERCE CENTER
PROJECT # RC-08-335**

WHEREAS, MacMillan Partners, Inc., (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova (hereinafter referred to as City) for a Tentative Subdivision Map Amendment and Design Review Amendment for 7 industrial buildings on 8 lots, located at the southwest corner of Zinfandel Drive and North Mather Boulevard (APN: 072-2860-001); and

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

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

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

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

Finding: The proposal will not have a significant adverse impact on the environment and an environmental assessment has been prepared and completed in accordance with the California Environmental Quality Act (CEQA).

Evidence: The EIR for the Villages of Zinfandel was prepared for the entire project and mitigation measures developed reduce potential environmental impacts to less than significant levels. On the basis of the EIR, comments received, and the whole record, there is no substantial evidence the project would have a significant adverse impact on the environment.

2. Approve the Tentative Subdivision Map (**Exhibit A**), Commercial Design Review Submittal (**Exhibit B**), Design Guidelines (**Exhibit C**), subject to the Conditions of Approval (**Exhibit D**), based on the following findings:

A. Subdivision Map Act

Section 66474 of the California Subdivision Map Act requires a City to deny approval of a tentative map if it makes any of the following findings:

- 1) Finding: That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.

Evidence: The proposed map is consistent with the General Plan designation.

ATTACHMENT 5.

- 2) Finding: That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

Evidence: The design or improvements of the proposed map are consistent with the General Plan and the requirements of the Villages of Zinfandel SPA.

- 3) Finding: That the site is not physically suitable for the type of development.

Evidence: The site is physically suitable for the development of industrial uses and densities of the City of Rancho Cordova Zoning Code. The location of the property within the Mather Airport over-flight area requires that land uses are restricted. The uses proposed are consistent with these restrictions.

- 4) Finding: That the site is not physically suitable for the proposed density of development.

Evidence: The site is physically suitable for the proposed density of development.

- 5) Finding: That the designs of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Evidence: The EIR prepared for the Villages of Zinfandel SPA adequately addresses the environmental impacts for this project and therefore is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

- 6) Finding: That the design of the subdivision or type of improvements is likely to cause serious public health problems.

Evidence: The property is zoned for light-industrial and is not likely to cause serious public health problems. Adequate separation from nearby residential uses is provided. Mitigation measures to control potential methane gas emissions from the nearby abandoned land fill have been incorporated into the project approvals.

- 7) Finding: That the design of the subdivision or type of improvements will conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision.

Evidence: There is no conflict with easements acquired by the public at large, for access through or use of property within the proposed subdivision. The project will provide access for public utilities as needed to serve the site. The project is providing roadway improvements as required. The project will also enhance an adjacent multi-use (bicycle/pedestrian) path by providing a safe at-grade crossing of Zinfandel Drive.

B. Commercial Design Review

All discretionary projects must address relevant provisions of the City's adopted Design Review Ordinance, and the design concepts for the various types of development. This project meets the design concepts as follows:

- 1) Finding: High quality building designs that consist of durable and maintainable materials and that provide diversity to the community.

Evidence: The project provides quality building design consisting of durable and maintainable materials. The design of the building fits in with the context of the area. Building materials include concrete walls with integrated window and doors systems. The composition of materials results in a clean, attractive look. Blank walls that face

ATTACHMENT 5.

public streets are avoided with changes in wall depth, inset windows and doors, significant percentage of windows on facades facing the street and architecture elements to provide visual interest.

- 2) Finding: Building designs that maintain human scale and interest.

Evidence: The sides of buildings visible from public streets are designed with windows, a variety of materials, textures, and massing which provides a human scale and interest to the buildings. A horizontal roof element is provided at the building entries to provide weather protection and scale down the building at this location. The design of the façade, through the use of windows and decorative breaks in the concrete walls helps break-down long and high walls into a more human scale.

Site elements are also provided, including plaza areas with seating, special paving and landscaping. This provide small comfortable “outdoor rooms” on the site for employees breaks, customer waiting areas and building entrance plazas.

- 3) Finding: Use of an architectural style and or/theme for new non-residential development that is consistent for building elevations of a single structure or consistent among all buildings within an integrated development.

Evidence: Site buildings have a consistent architectural style and theme. Buildings that are visible from the public streets are designed to a higher level of detail.

- 4) Finding: Design of buildings or structures that is sensitive to the neighborhood character with regard to scale, architectural style, use of materials and bulk.

Evidence: The site and building design is compatible with adjacent residential development. The site is located with the Villages of Zinfandel SPA and is close to residential and commercial areas within this development. The site and building design fit in with the neighborhood. The project ties into the sidewalk and regional trail system. Project landscaping is also consistent with the surrounding neighborhood.

- 5) Finding: Interesting and attractive architecture which includes varied relief of the facade elements and detailed articulation of the building features.

Evidence: The combination of building materials, forms and architectural elements provide visual relief to the facades. The façade have an acceptable level of articulation with building off-sets, horizontal details above doorways.

- 6) Finding: Incorporate quality site design, including landscaping, signage and other elements of site design.

Evidence: The site and landscape plan meet the design requirements. The landscape plan includes canopy trees to provide for the required parking lot shading. Additional landscaping is provided to add visual interest and color in well designed compositions. Small plazas, connections to the off-street bicycle trail and bus stop are provided at key project entry points to help integrate the project with the surrounding neighborhood and to encourage non-vehicular trips to the site.

C. Zinfandel Special Planning Area

The subject property is within the Villages of Zinfandel Special Planning Area (SPA) and must meet the Design Review provisions contained in the SPA. This project is consistent with those standards as follows:

1) Site Planning – Findings:

- Entries to office and public space should orient to streets, parks, plazas, and pedestrian corridors/pathways. Secondary entrances may orient to parking lots or garages. Buildings which layout in a 'U' or 'L' shape and create courtyards or define the perimeter of a block are preferred to those with long setbacks from the street.
- Where location of a parking area or lot directly adjacent to a public street cannot be avoided, cars will be screened from view by berms, walls, hedges and density of plant materials.
- Trail or pathway linkages to the pedestrian system should be provided.
- Building orientation and architecture should protect the privacy of adjacent developments. Landscape buffers and walls are required between residential and non-residential uses where backyards and parking or loading areas abut.
- Screening of loading areas, trash enclosures and utilities should be provided.

Evidence: The site plan meets all of the above requirements. Connections have been provided to the adjacent street, sidewalk and trail networks. Parking areas have been screened with landscaping. The site is well landscaped. Loading, trash and utility areas are screened from view.

2) Signs – Finding:

- A consistent theme and character to identification signs should be established. The identification signs should follow a design hierarchy proportionate to the hierarchy of community entries, project entries and neighborhood identification, and be consistent and of a thematic design.

Evidence: The sign program has not changed from the original project approval and still meets the requirements of the zoning code and is designed to integrate in with the architecture of the site.

3) Architecture – Findings:

- Building form should avoid long, flat surfaces. Architecture on non-residential buildings should include columns, indentations, overhangs, patios, trellises, and surface textures, on all elevations visible off-site. Large areas of blank walls with few openings or details should be avoided on facades facing streets or public spaces.
- Exterior materials and architectural details should have a consistent and harmonious relationship. Frequent changes in materials on a singular structure should be avoided. Changes in materials or colors should be located at changes in plane. Contrasting materials should be off-set and should intersect with an architectural feature. Materials or color changes at the outside corners of building should be avoided.
- Colors should be selected to provide for internal compatibility as well as compatibility with the neighboring area.
- Building elevations must be attractively designed on all four sides. Backs and sides of buildings visible from public streets should incorporate window and door openings.
- All roof-mounted mechanical and utility equipment shall be screened from view with material similar to the architectural design of the project. The screening method should be treated as an integral part of the elevation.

Evidence: The buildings meet the architectural guidelines. The building design breaks up long flat surfaces with building details, exterior materials have a

ATTACHMENT 5.

harmonious relationship, colors are compatible, building elevations are designed on all four sides, and roof-mounted equipment is screened from view by an extended roof parapet.

4) Landscaping – Finding:

- The landscape concept for the project area shall provide for the careful ordering of trees, shrubs and groundcovers to achieve: identification and aesthetic appeal of the project area; orientation with the community; ease of surveillance to security personnel; and comfort and safety to pedestrians and bicyclists. Major street intersections should be given a distinct sub-identity. The treatment of these intersections will define major neighborhood segments of the project and provide a distinct identity.

Evidence: The landscape plan meets this requirement. A combination of trees, shrubs and ground cover has been proposed that provides the required shade and enhances the appearance of the site. Small plazas areas have been provided at key project entries. The intersection of Mather and Zinfandel has a special design treatment that includes landscaping and project signage – providing a “project entry” at this location.

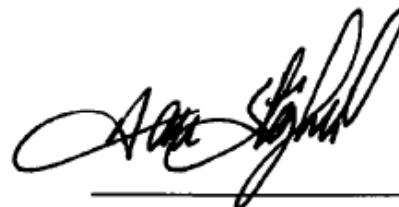
PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 2nd of February, 2009.

AYES: Budge, Sander, McGarvey, Cooley and Mayor Skoglund

NOES: None

ABSENT: None

ABSTAIN: None



Dan Skoglund, Mayor

ATTEST:



Mindy Cuppy, City Clerk

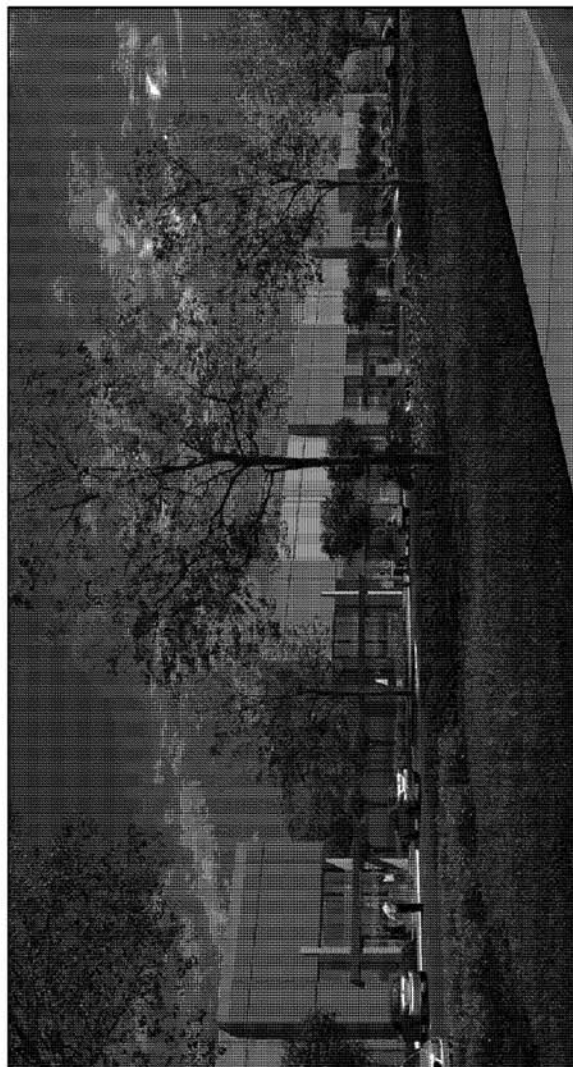
CREEKSIDE
COMMERCE
CENTER

INFANDEL DRIVE AND
NORTH MATHER BLVD.

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TITLE SHEET

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CREEKSIDE COMMERCE CENTER

**ZINFANDEL DRIVE AND NORTH MATHER BOULEVARD
RANCHO CORDOVA, CA**

PROJECT DIRECTORY

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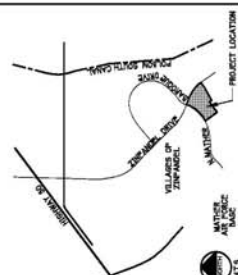
SHEET INDEX

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QWL:

OF1 PRELIMINARY GRADING PLAN
OF1 TENTATIVE BURIED WOOD MAP
LANDSCAPE
PRELIMINARY LANDSCAPE PLAN
PRELIMINARY LANDSCAPE PLAN
PRELIMINARY LANDSCAPE PLAN
ELECTRICAL
SITE PLAN - PHOTO MONTAGE RIGHT OUT

VICINITY MAP

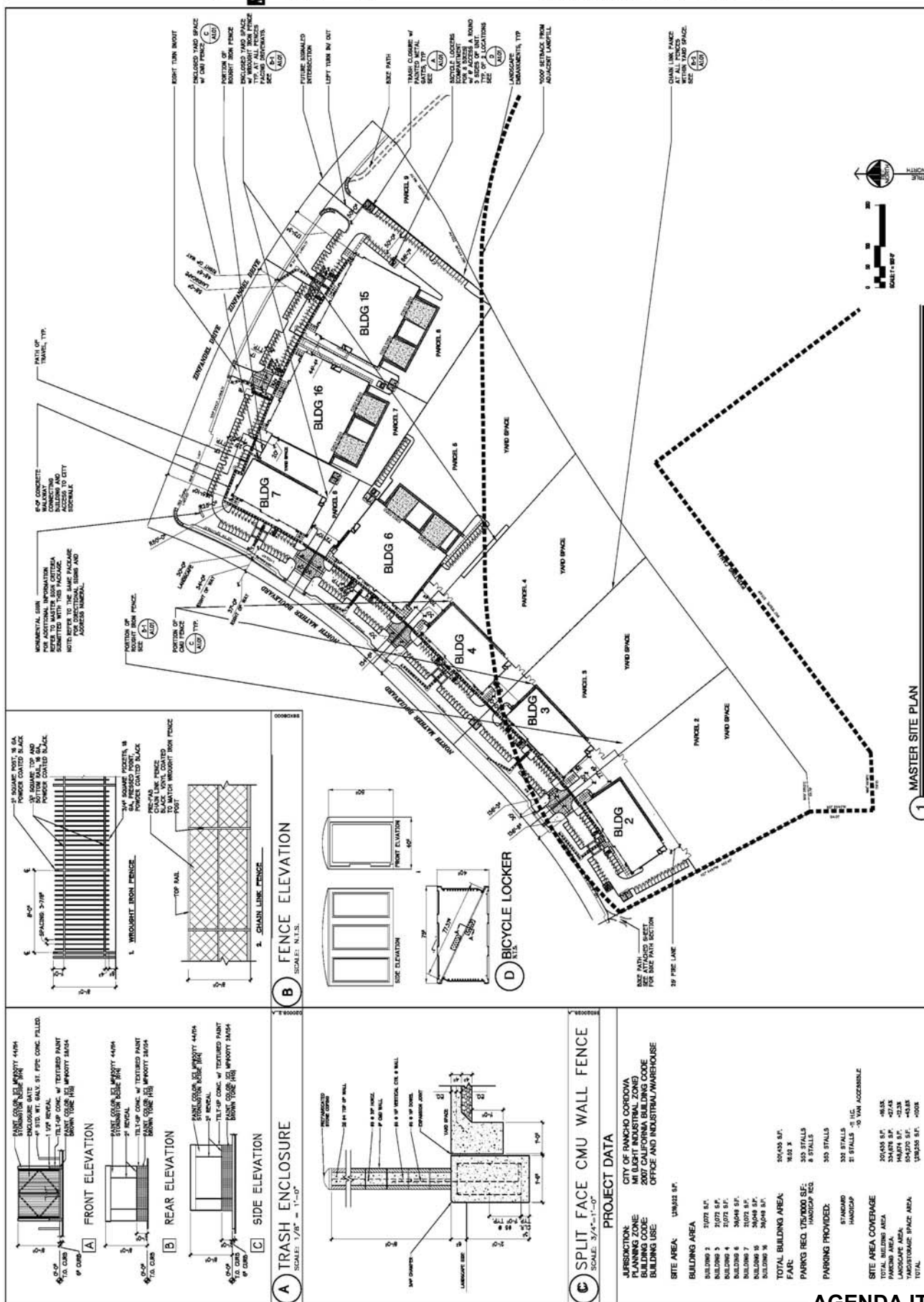


CREEKSIDE
COMMERCE
CENTER

ZINFANDEL DRIVE AND
NORTH MATHER BLVD.MASTER
SITE PLAN

1.01

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MacMillan Partners, Inc.

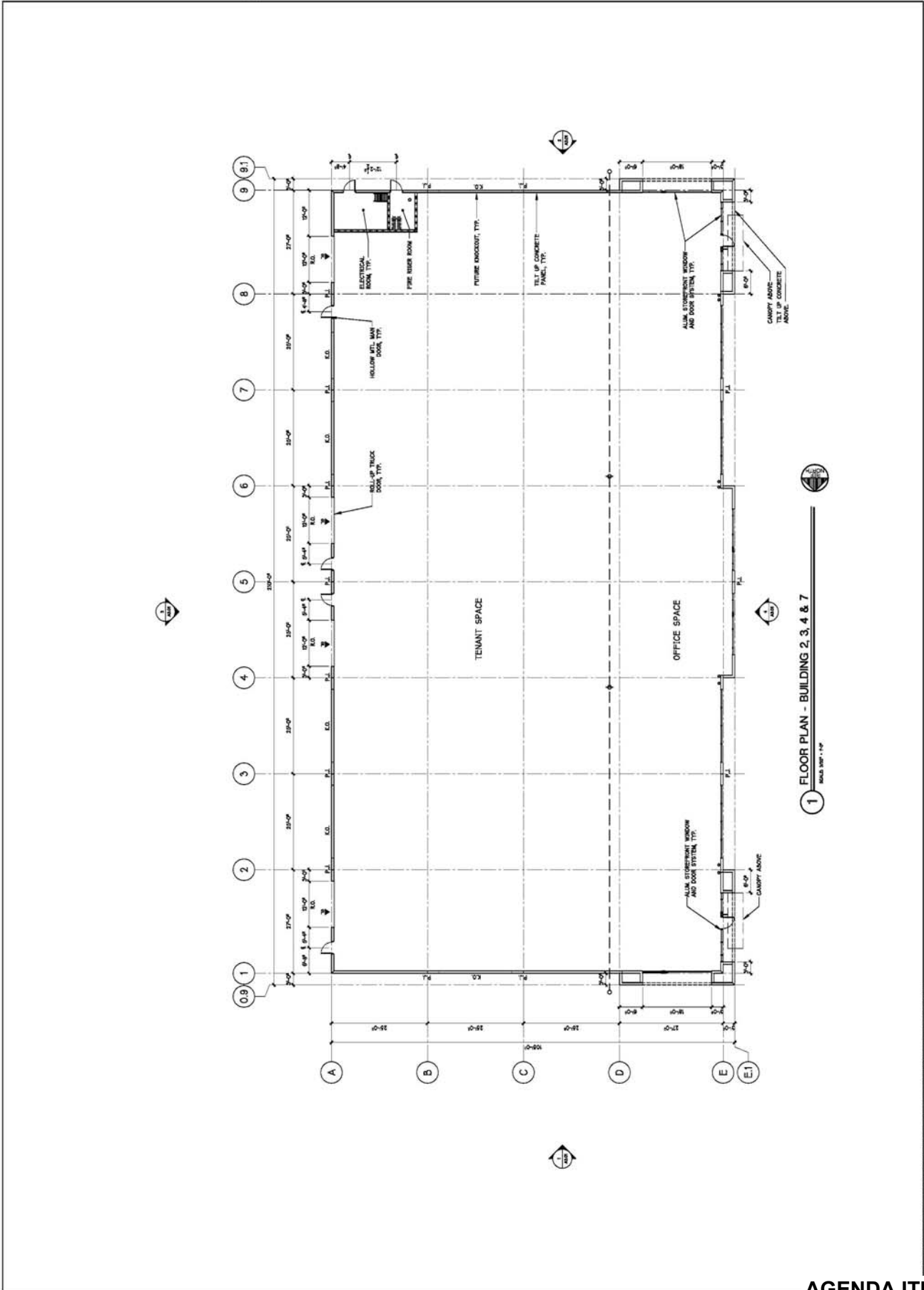
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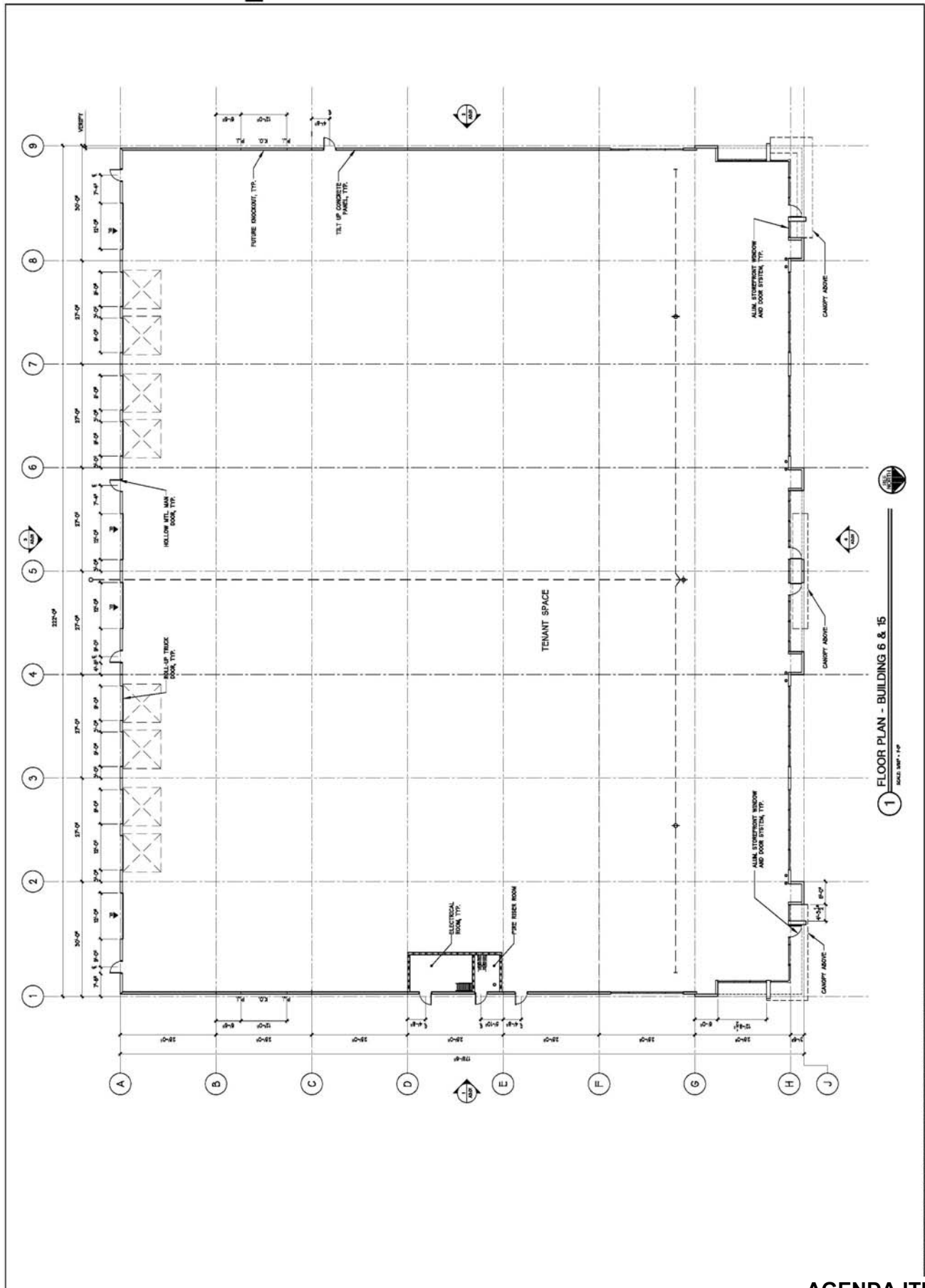
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BLDG. 2, 3, 4 & 7
FLOOR PLAN

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MacMillan Partners, Inc.

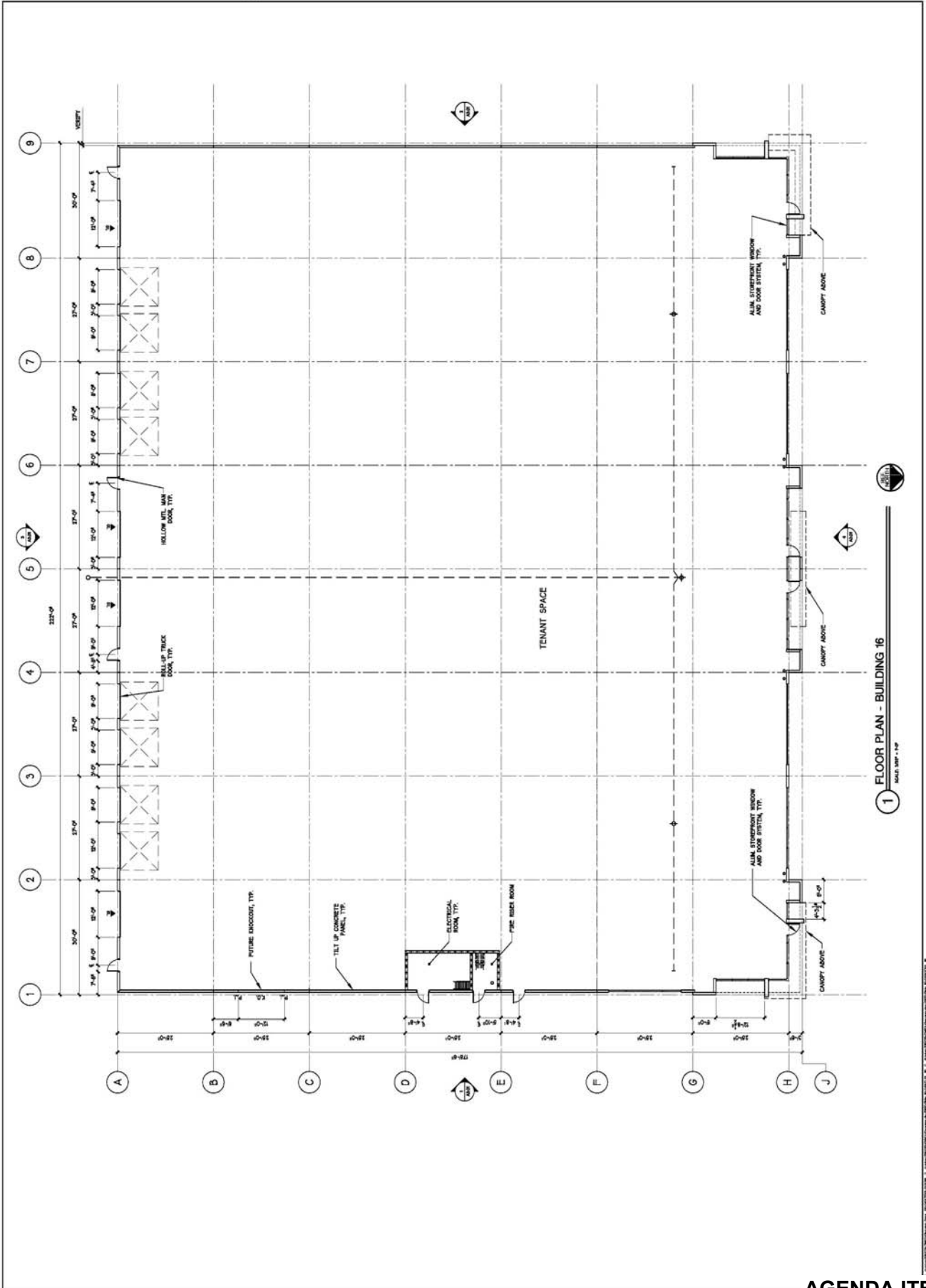
CREEKSIDE
COMMERCE
CENTER

ZINEBEL DRIVE AND
NORTH WYOMING BLVD.

DATE	10/1/14
BY	XXX
CHECKED BY	XXX
DESIGNED BY	XXX
PROJECT NO.	14-0000
PROJECT NAME	PLANNING DEPARTMENT SUBMITTAL

Bldg 16
FLOOR PLAN

A 2.01



BLDG 2, 3, 4 & 7
ROOF PLAN
AND SECTION

A 2.02

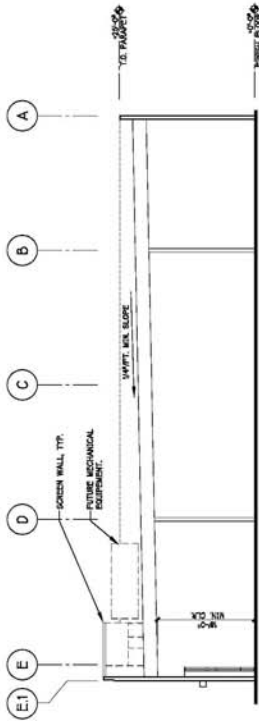


MacMillan Partners, Inc.

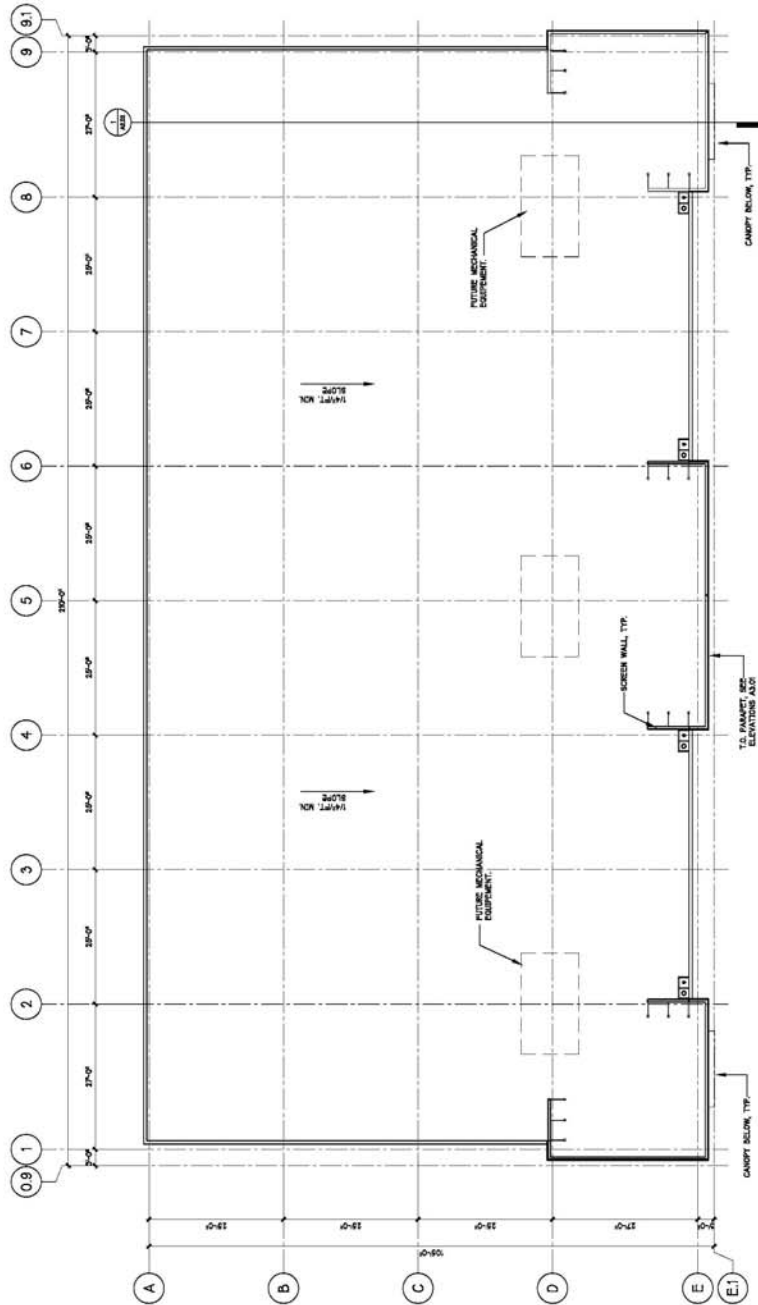
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ZINFANDEL DRIVE AND
NORTH WYOMING BLVD.

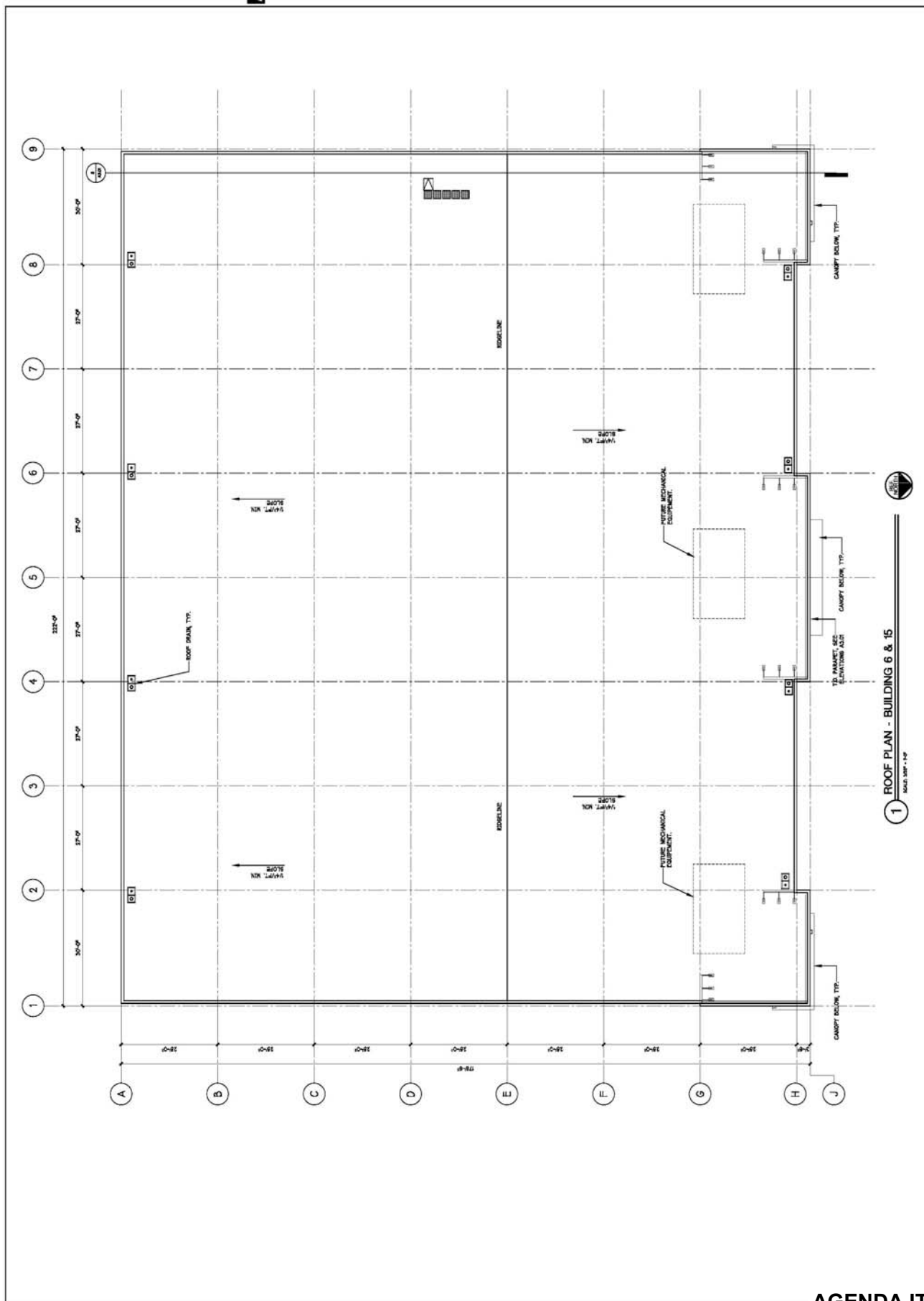
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CHECKED BY	MACMILLAN PARTNERS, INC.	
DATE	10/1/2014	
PROJECT	CREEKSIDE COMMERCE CENTER	
LOCATION	ZINFANDEL DRIVE AND NORTH WYOMING BLVD.	
SCALE	AS SHOWN	
REVISIONS		
NO.	DESCRIPTION	DATE
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1 SECTION - BUILDING 2, 3, 4 & 7
SCALE: 3/8\"/>



2 ROOF PLAN - BUILDING 2, 3, 4 & 7
SCALE: 3/8\"/>

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Max Millan Partners, Inc.

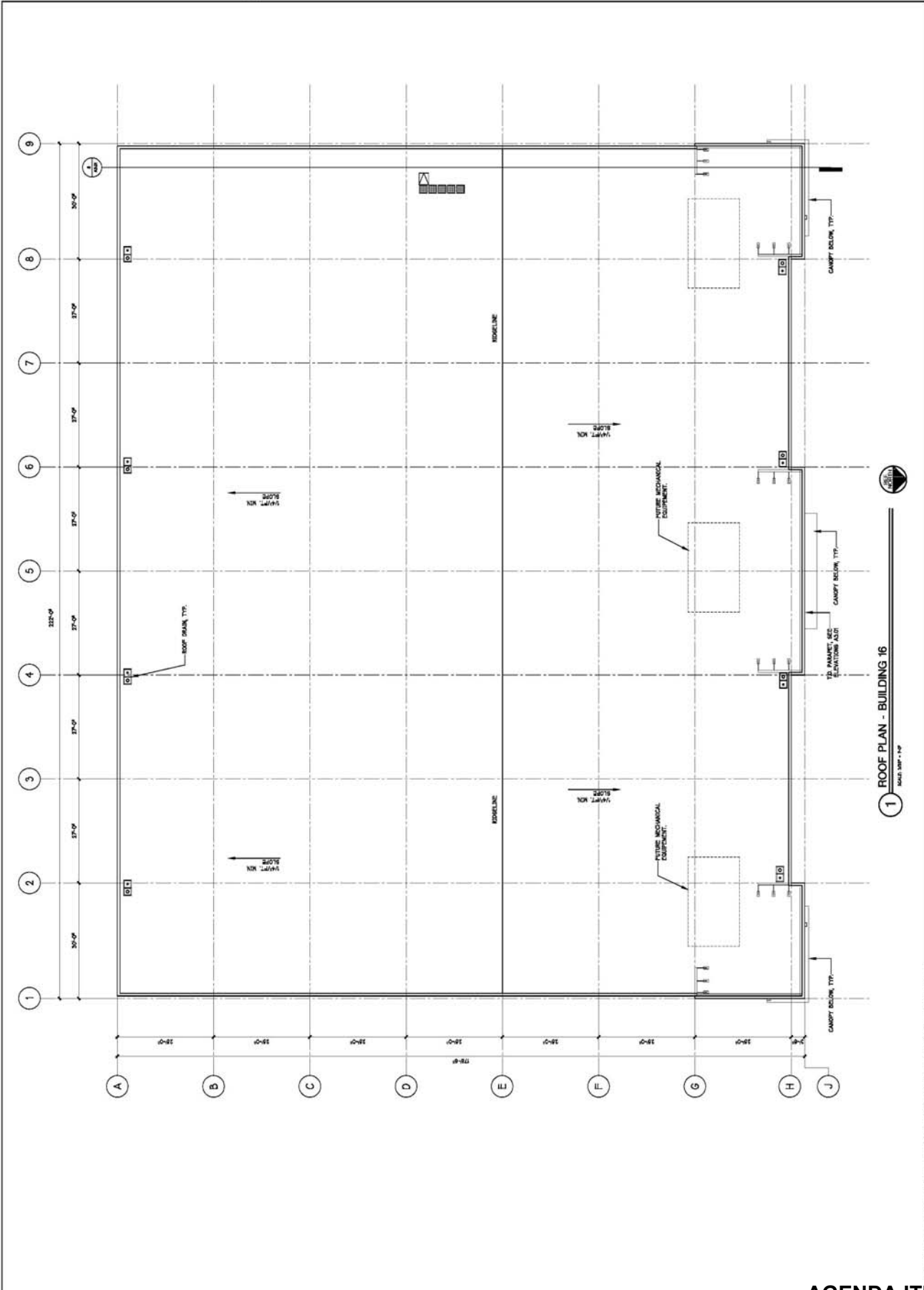
CREEKSIDE COMMERCE CENTER

ZINZANDEL DRIVE AND NORTH WATHER RD.

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PROJECT NO.	DATE
PROJECT NAME	DATE
PROJECT LOCATION	DATE
PROJECT DESCRIPTION	DATE
PROJECT OWNER	DATE
PROJECT ARCHITECT	DATE
PROJECT ENGINEER	DATE
PROJECT SURVEYOR	DATE
PROJECT LANDSCAPE ARCHITECT	DATE
PROJECT CIVIL ENGINEER	DATE
PROJECT MECHANICAL ENGINEER	DATE
PROJECT ELECTRICAL ENGINEER	DATE
PROJECT PLUMBING ENGINEER	DATE
PROJECT FIRE ENGINEER	DATE
PROJECT STRUCTURAL ENGINEER	DATE
PROJECT GEOTECHNICAL ENGINEER	DATE
PROJECT ENVIRONMENTAL ENGINEER	DATE
PROJECT HISTORIC PRESERVATION	DATE
PROJECT TRANSPORTATION ENGINEER	DATE
PROJECT AERONAUTICAL ENGINEER	DATE
PROJECT MARINE ENGINEER	DATE
PROJECT AGRICULTURAL ENGINEER	DATE
PROJECT MINING ENGINEER	DATE
PROJECT METALLURGICAL ENGINEER	DATE
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PROJECT FOOD ENGINEER	DATE
PROJECT FIBER ENGINEER	DATE
PROJECT PAPER ENGINEER	DATE
PROJECT RUBBER ENGINEER	DATE
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PROJECT GLASS ENGINEER	DATE
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PROJECT BIOENGINEER	DATE

BLDG. 16
ROOF PLAN

A 2.02



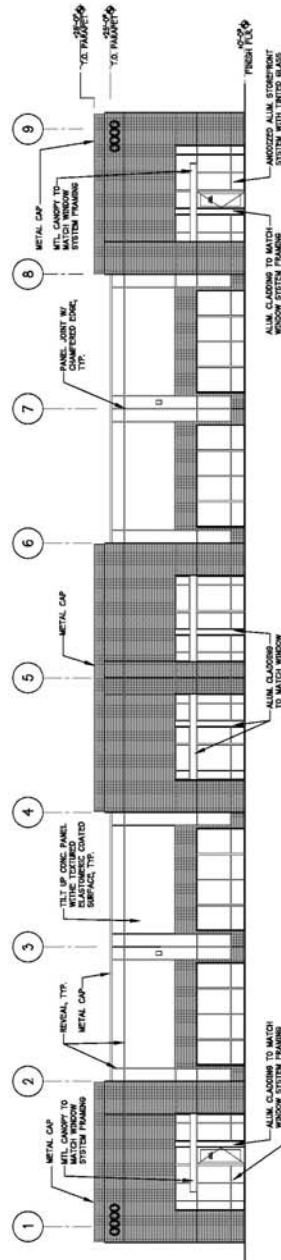
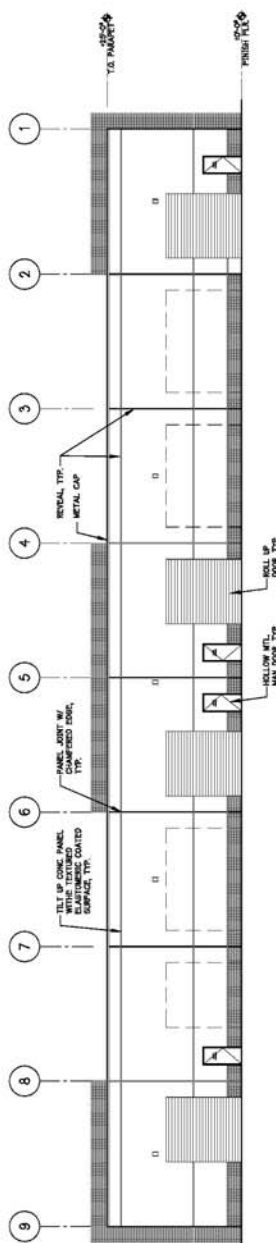
CREEKSIDE
COMMERCE
CENTER

ZINFANDEL DRIVE AND
NORTH MATHER BLVD.

ITEM NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
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1037	1037	1	EA	100.00	100.00
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1041	1041	1	EA	100.00	100.00
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BLDG. 2, 3, 4 & 7
EXTERIOR
ELEVATIONS

Δ 3.01



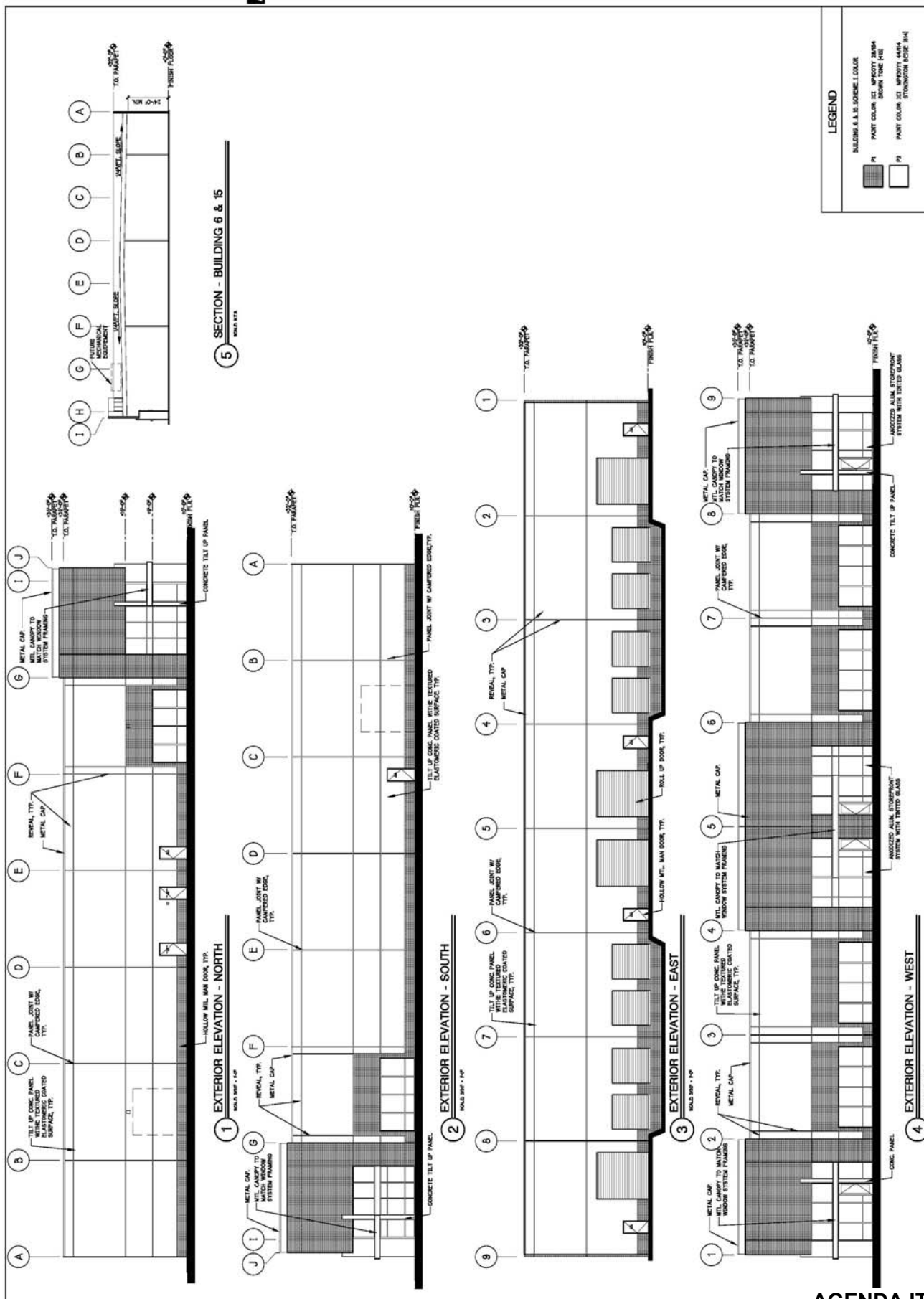
LEGEND

BUILDING 3, SCHEME 1, COLOR	
P1	PAINT COLOR: ICI IMPASTO 28/04 BROWN TONE #415
P2	PAINT COLOR: ICI IMPASTO 44/04 STONINGTON BISCIE B&W

BUILDING 3, 1, 7, SCHEME 2, COLOR	
P1	PAINT COLOR: ICI IMPASTO 44/04 STONINGTON BISCIE B&W
P2	PAINT COLOR: ICI IMPASTO 80/04 ALPINE LAKE 3658

CREEKSIDE
COMMERCE
CENTERINFANDEL DRIVE AND
NORTH MATHER BLVD.[illegible]BLDG. 6 & 15
EXTERIOR
ELEVATIONS
AND SECTION

A 3.01





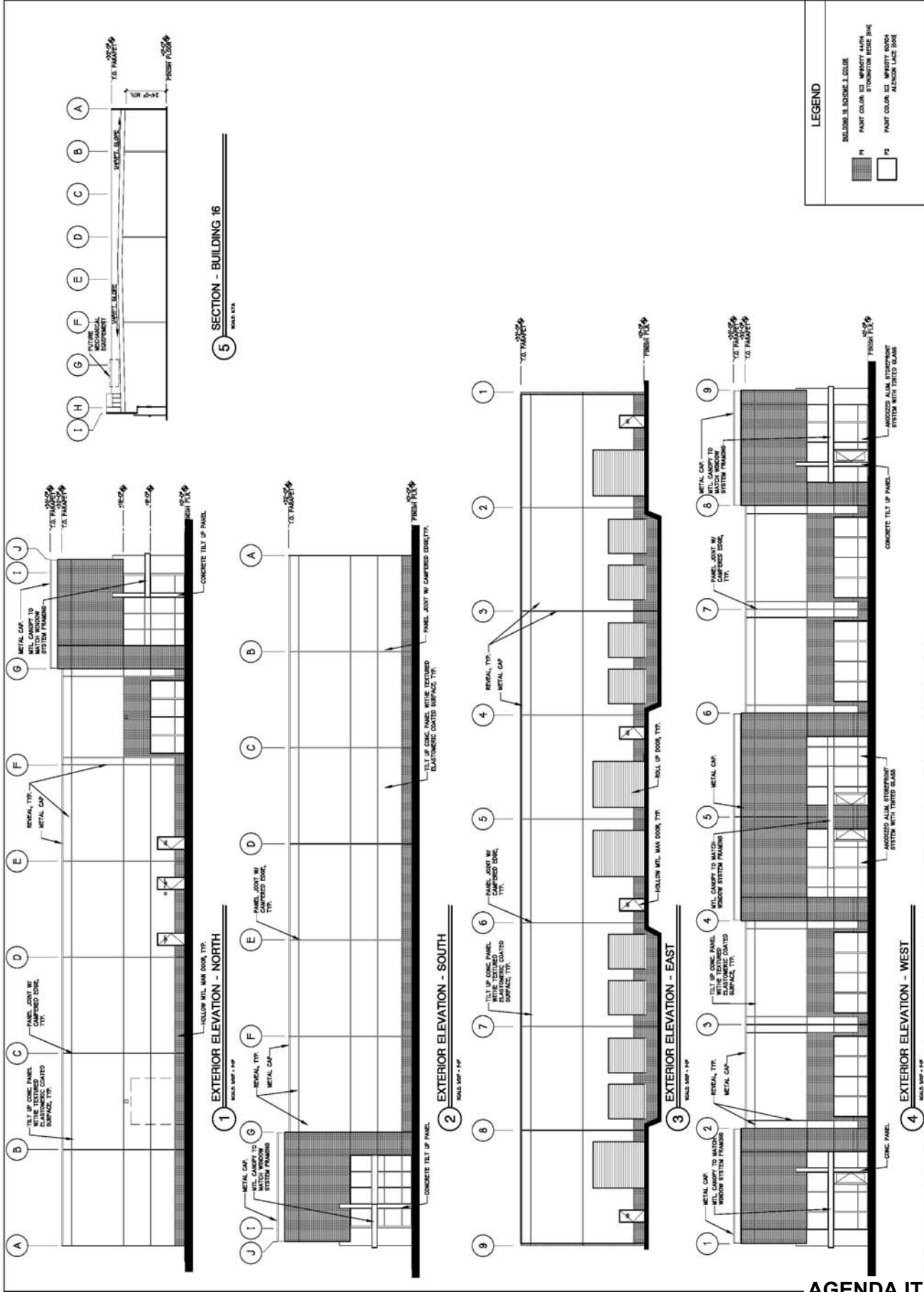
CREEKSIDE
COMMERCE
CENTER

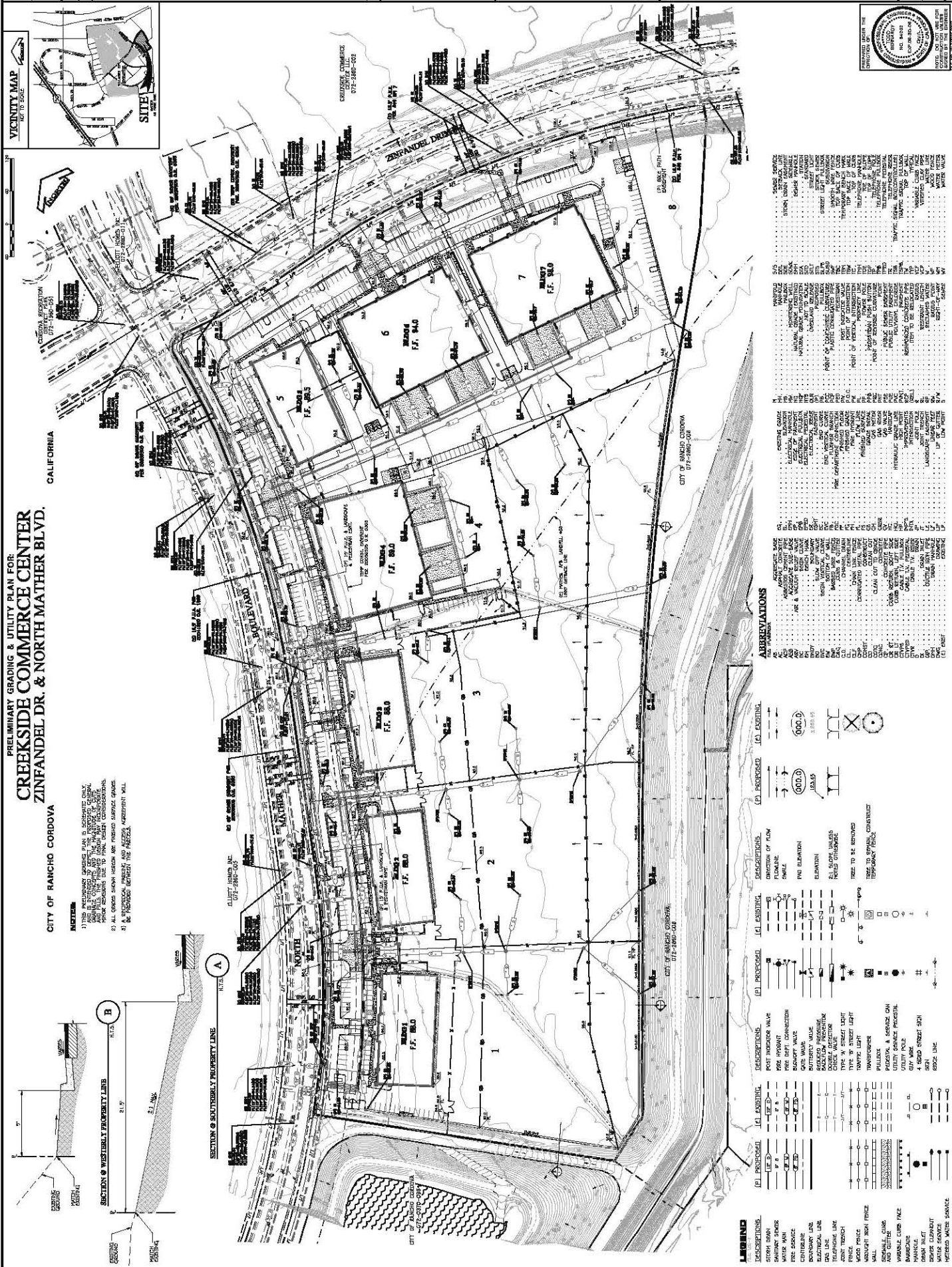
ZINZEL DRIVE AND
NORTH WYOMING BLVD.

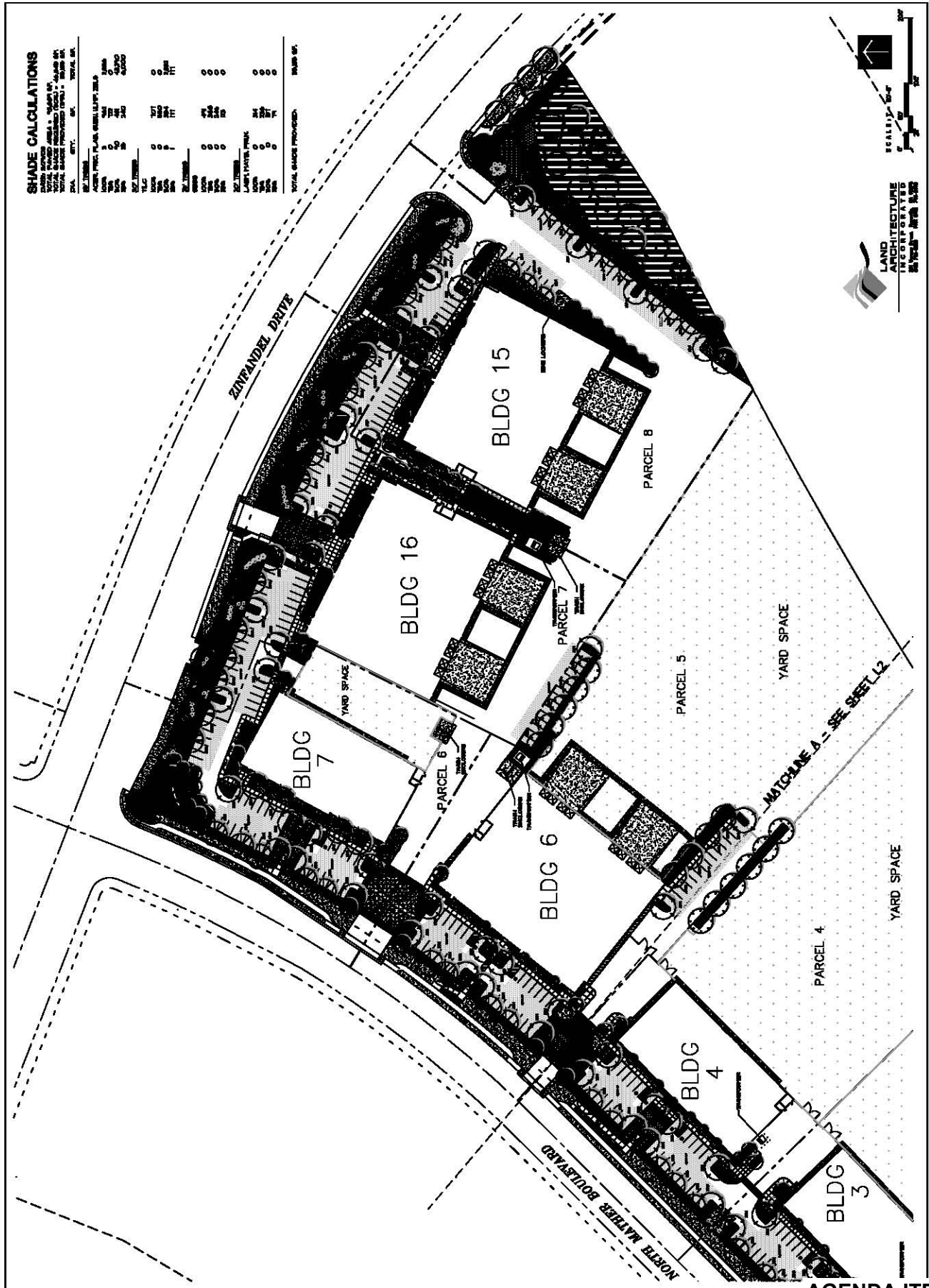
OWNER	MACMILLAN PARTNERS, INC.
ARCHITECT	VIVID ARCHITECTS, INC.
ENGINEER	MACMILLAN PARTNERS, INC.
GENERAL CONTRACTOR	MACMILLAN PARTNERS, INC.
MECHANICAL CONTRACTOR	MACMILLAN PARTNERS, INC.
ELECTRICAL CONTRACTOR	MACMILLAN PARTNERS, INC.
PLUMBING CONTRACTOR	MACMILLAN PARTNERS, INC.
PAINT CONTRACTOR	MACMILLAN PARTNERS, INC.
GLASS CONTRACTOR	MACMILLAN PARTNERS, INC.
IRONWORK CONTRACTOR	MACMILLAN PARTNERS, INC.
CONCRETE CONTRACTOR	MACMILLAN PARTNERS, INC.
LANDSCAPE ARCHITECT	MACMILLAN PARTNERS, INC.
INTERIOR DESIGNER	MACMILLAN PARTNERS, INC.
ENVIRONMENTAL ENGINEER	MACMILLAN PARTNERS, INC.
ACoustical ENGINEER	MACMILLAN PARTNERS, INC.
ENERGY AUDIT	MACMILLAN PARTNERS, INC.
LEED CONSULTANT	MACMILLAN PARTNERS, INC.
MARKETING CONSULTANT	MACMILLAN PARTNERS, INC.
LEGAL COUNSEL	MACMILLAN PARTNERS, INC.
TAX CONSULTANT	MACMILLAN PARTNERS, INC.
FINANCIAL ADVISOR	MACMILLAN PARTNERS, INC.
INSURANCE BROKER	MACMILLAN PARTNERS, INC.
CONSTRUCTION MANAGER	MACMILLAN PARTNERS, INC.
CONSTRUCTION SUPERVISOR	MACMILLAN PARTNERS, INC.
CONSTRUCTION SAFETY	MACMILLAN PARTNERS, INC.
CONSTRUCTION QUALITY	MACMILLAN PARTNERS, INC.
CONSTRUCTION SCHEDULING	MACMILLAN PARTNERS, INC.
CONSTRUCTION COST	MACMILLAN PARTNERS, INC.
CONSTRUCTION RISK	MACMILLAN PARTNERS, INC.
CONSTRUCTION LOGISTICS	MACMILLAN PARTNERS, INC.
CONSTRUCTION COMMUNICATIONS	MACMILLAN PARTNERS, INC.
CONSTRUCTION DOCUMENTATION	MACMILLAN PARTNERS, INC.
CONSTRUCTION RECORDING	MACMILLAN PARTNERS, INC.
CONSTRUCTION CLOSEOUT	MACMILLAN PARTNERS, INC.
CONSTRUCTION HANDOVER	MACMILLAN PARTNERS, INC.
CONSTRUCTION COMPLETION	MACMILLAN PARTNERS, INC.
CONSTRUCTION POST-PROJECT	MACMILLAN PARTNERS, INC.

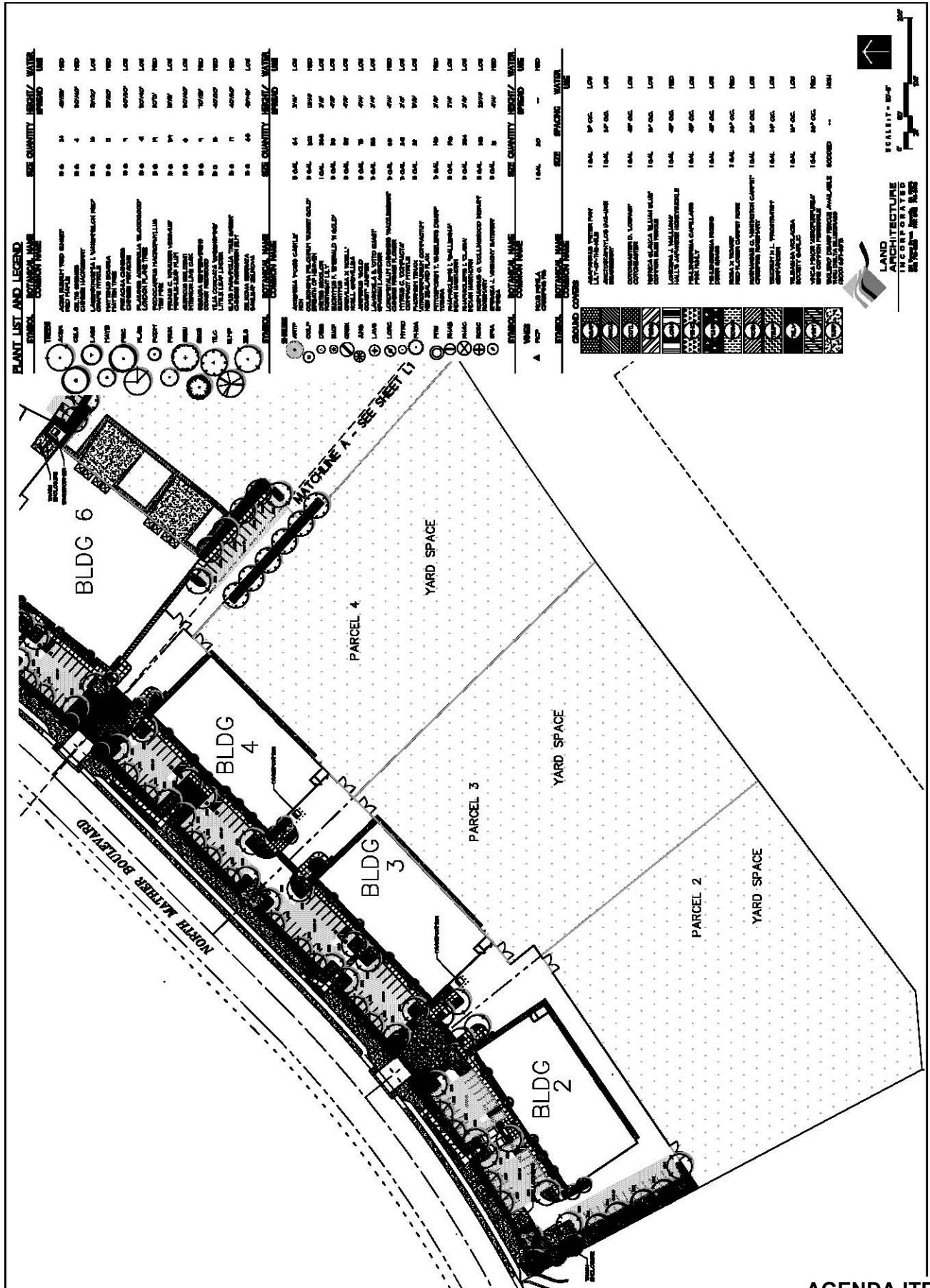
BLDG. 16
EXTERIOR
ELEVATIONS
AND SECTION

A 3.01











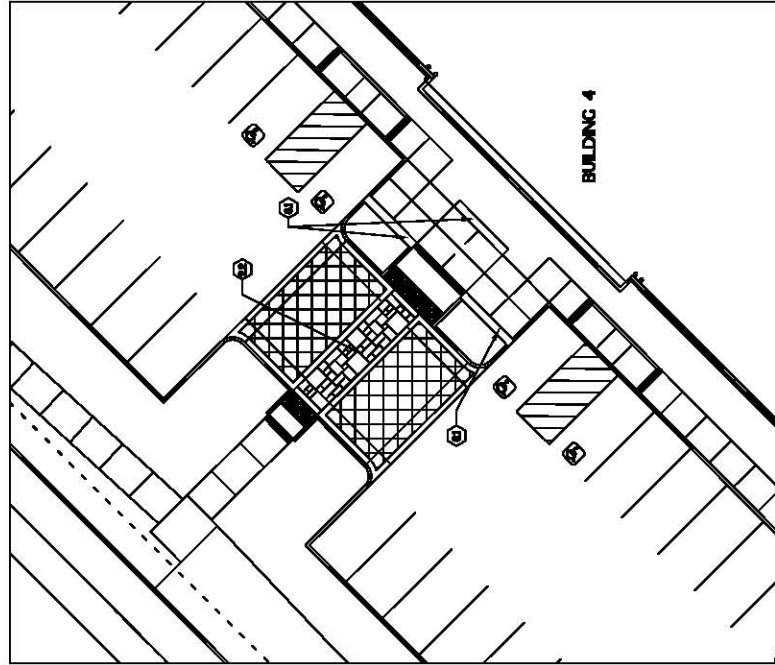
CREEKSIDE
COMMERCE
CENTER

ZWANGEL DRIVE

PROJECT	DATE
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NO. 3	10/1/00
NO. 4	10/1/00
NO. 5	10/1/00
NO. 6	10/1/00
NO. 7	10/1/00
NO. 8	10/1/00
NO. 9	10/1/00
NO. 10	10/1/00
NO. 11	10/1/00
NO. 12	10/1/00
NO. 13	10/1/00
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PRELIMINARY
LANDSCAPE
PLAN

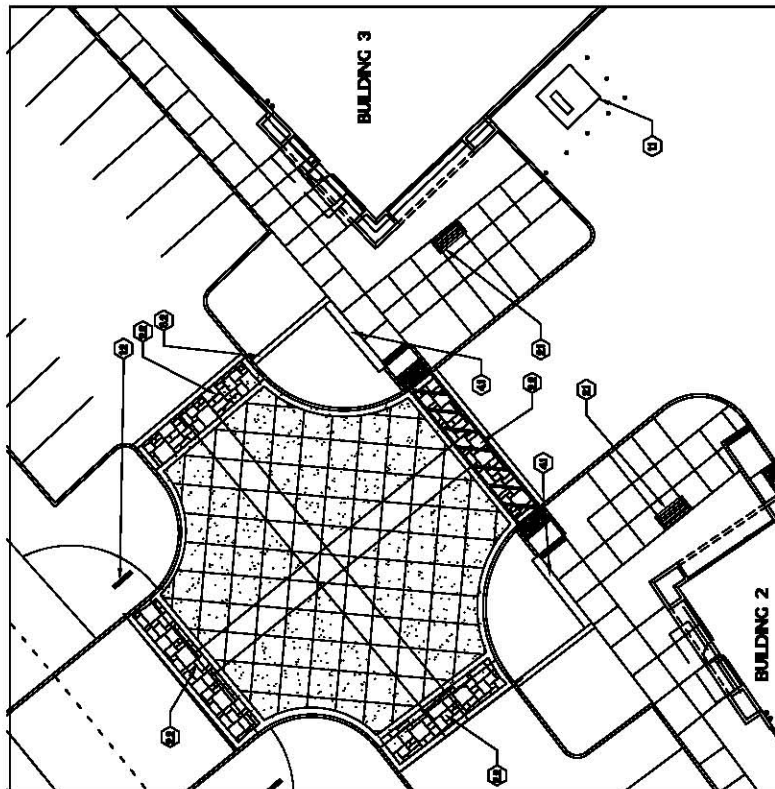
3



B PLAZA IN FRONT OF BUILDING 4
SCALE: 1" = 10'-0"

**LANDSCAPE CONSTRUCTION
KEY NOTES**

- 01-GENERAL KEY NOTES
- 02-TRANSFORMER, SEE ELECTRICAL PLANS
- 03-POUR CONCRETE SLAB - SEE ARCHITECTURAL PLANS
- 04-SITE WORK KEY NOTES
- 05-PROVIDE BENCHES UNPAVED
- 06-ACCENT PAVING
- 07-CONCRETE KEY NOTES
- 08-PROVIDE 18" CONCRETE SEATWALL
- 09-PROVIDE 18" CONCRETE MOUNTING
- 10-MASSONRY KEY NOTES
- 11-PROVIDE 18" CONCRETE SEATWALL
- 12-PROVIDE 18" CONCRETE MOUNTING
- 13-MASSONRY KEY NOTES
- 14-PROVIDE 18" CONCRETE SEATWALL
- 15-PROVIDE 18" CONCRETE MOUNTING
- 16-MASSONRY KEY NOTES
- 17-PROVIDE 18" CONCRETE SEATWALL
- 18-PROVIDE 18" CONCRETE MOUNTING
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- 94-MASSONRY KEY NOTES
- 95-PROVIDE 18" CONCRETE SEATWALL
- 96-PROVIDE 18" CONCRETE MOUNTING
- 97-MASSONRY KEY NOTES
- 98-PROVIDE 18" CONCRETE SEATWALL
- 99-PROVIDE 18" CONCRETE MOUNTING
- 100-MASSONRY KEY NOTES



A PLAZA BETWEEN BUILDINGS 2 AND 3
SCALE: 1" = 10'-0"



STATE OF CALIFORNIA
DIVISION OF INDUSTRIAL SAFETY
OFFICE OF THE CHIEF INDUSTRIAL SAFETY OFFICER
1515 K STREET, SUITE 100
SACRAMENTO, CA 95811
(916) 227-2300
WWW.DOSHS.CA.GOV

Panattoni
construction
8778 COLSON
SACRAMENTO, CA 95826

PROJECT
CREEKSIDE
COMMERCE
CENTER

NORTH WATER BLVD
AND ZINFANDEL DRIVE
RANCHO CORDOVA, CALIFORNIA

SHEET
SITE PLAN-PHOTOMETRIC
PRINT OUT-DETAILS

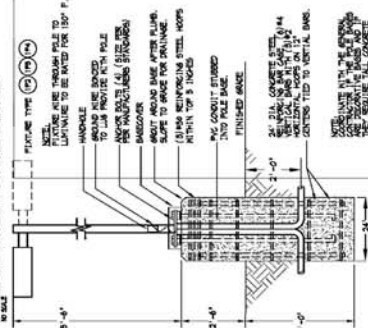
DRAWN BY	JRY
CHECKED BY	FTB
DATE	09-28-09
SCALE	AS SHOWN
SHEET NO.	5001
REVISIONS	

ATTACHMENT 5

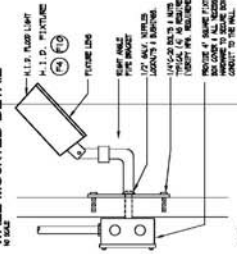
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SHT OF

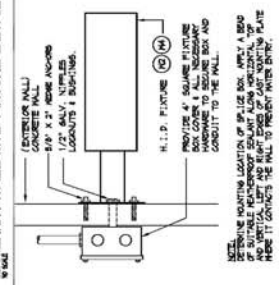
POLE MOUNTED FIXTURE DETAIL



EXTERIOR FLOOD LIGHT WALL MOUNTED DETAIL

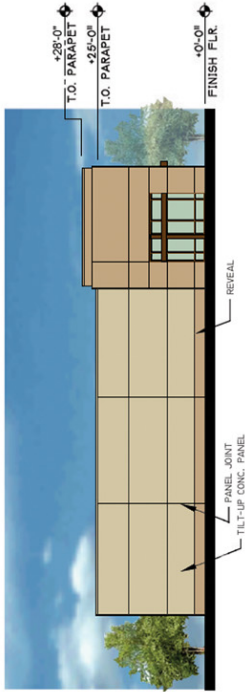


EXTERIOR WALL MTD FIXTURE DETAIL

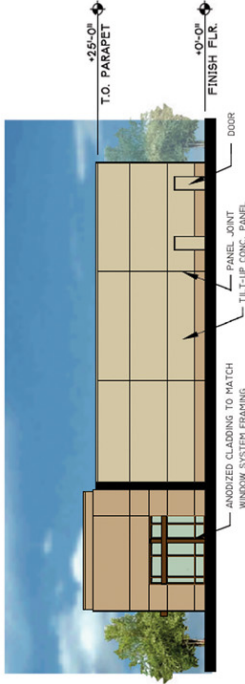


FLOOR PLAN-PHOTOMETRIC CALCULATION
SCALE: 1" = 50'-0"

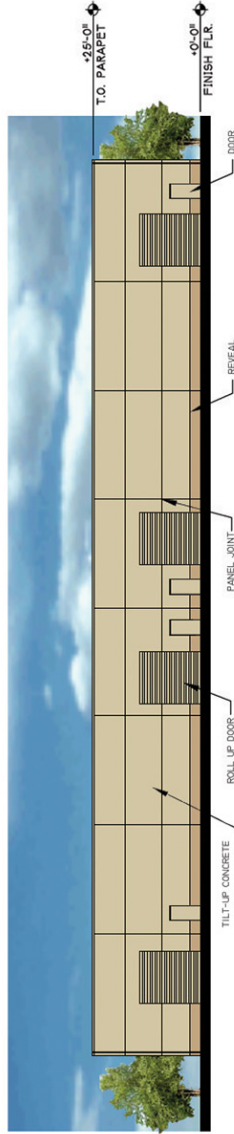
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3	10-12-09	JRY	FTB	3	REVISED DESIGN
4	10-19-09	JRY	FTB	4	REVISED DESIGN
5	10-26-09	JRY	FTB	5	REVISED DESIGN
6	11-02-09	JRY	FTB	6	REVISED DESIGN
7	11-09-09	JRY	FTB	7	REVISED DESIGN
8	11-16-09	JRY	FTB	8	REVISED DESIGN
9	11-23-09	JRY	FTB	9	REVISED DESIGN
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13	12-21-09	JRY	FTB	13	REVISED DESIGN
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68	01-08-11	JRY	FTB	68	REVISED DESIGN
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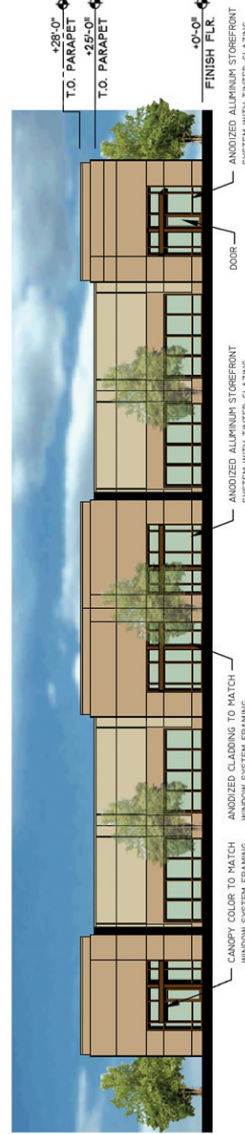
EXTERIOR ELEVATION - NORTH



EXTERIOR ELEVATION - SOUTH



EXTERIOR ELEVATION - EAST



EXTERIOR ELEVATION - WEST

SCHEME #1



PAINT COLOR:
ICI MF#00YY 28/10
BROWN TONE (415)



PAINT COLOR:
ICI MF#30YY 44/10
STONINGTON BEIGE (414)

CREEKSIDE COMMERCE CENTER

RANCHO CORDOVA, CALIFORNIA

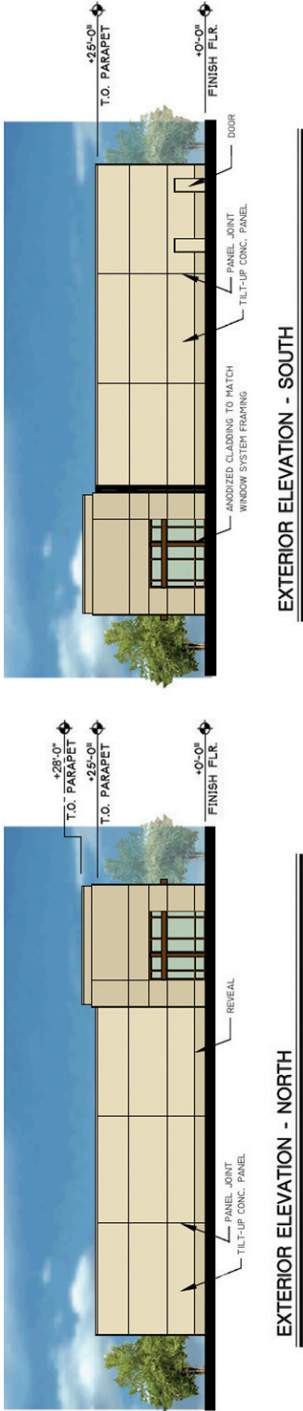


MACMILLAN PARTNERS, INC.

BUILDING # 2 & 4 (SIMILAR)

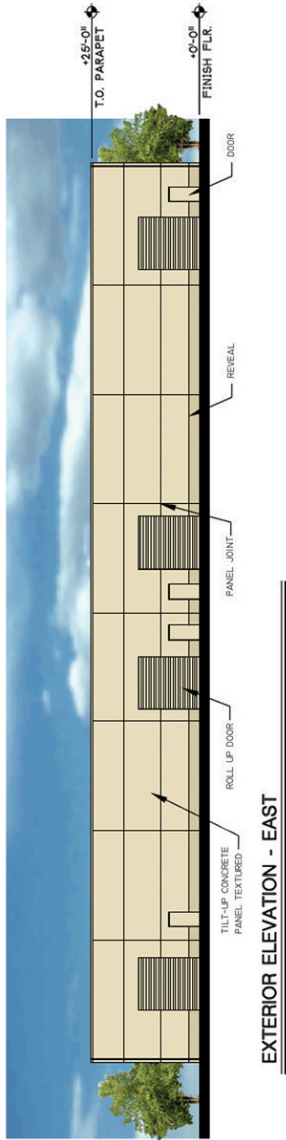
ARCHITECTURE
PLANNING
INTERIORS

VITAE

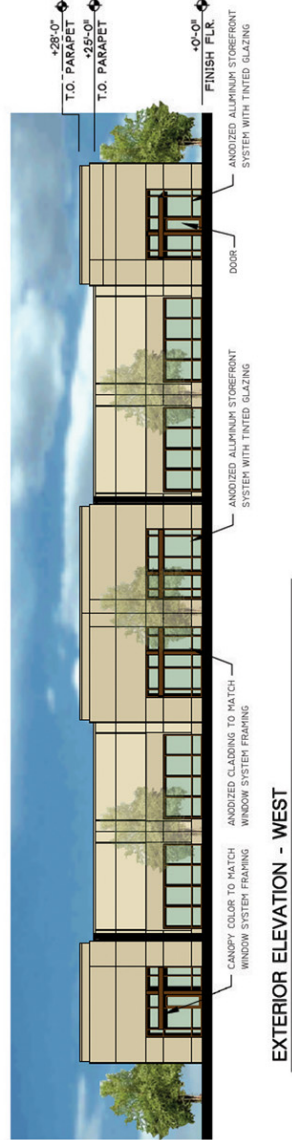


EXTERIOR ELEVATION - SOUTH

EXTERIOR ELEVATION - NORTH



EXTERIOR ELEVATION - EAST



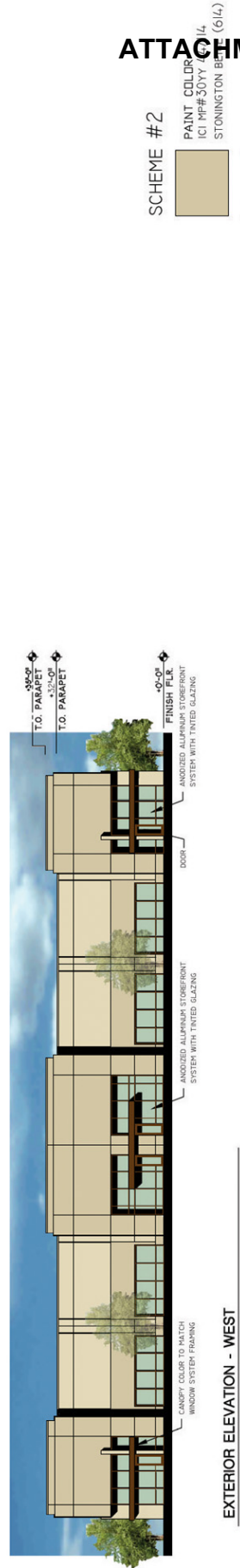
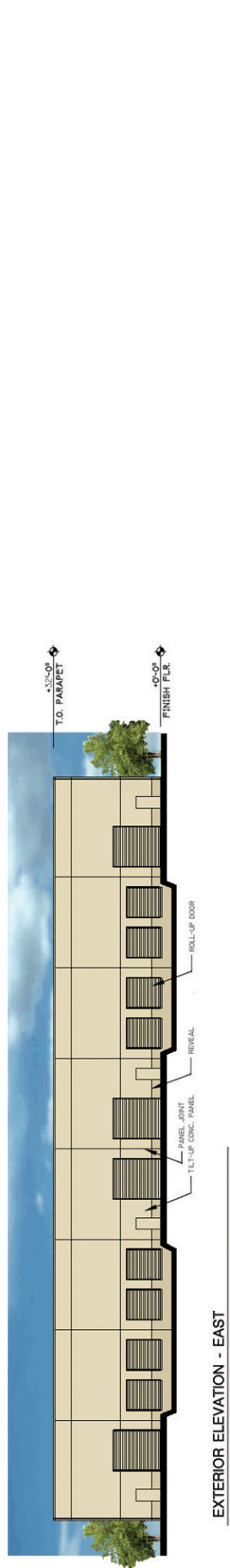
EXTERIOR ELEVATION - WEST

SCHEME #2

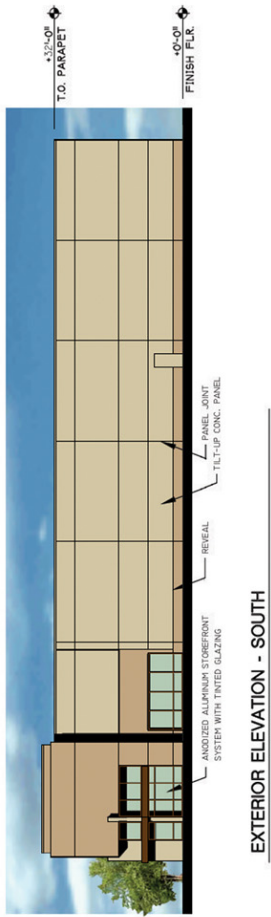


PAINT COLOR:
ICI MP#30YY 4/14
STONINGTON BEIGE (6/4)

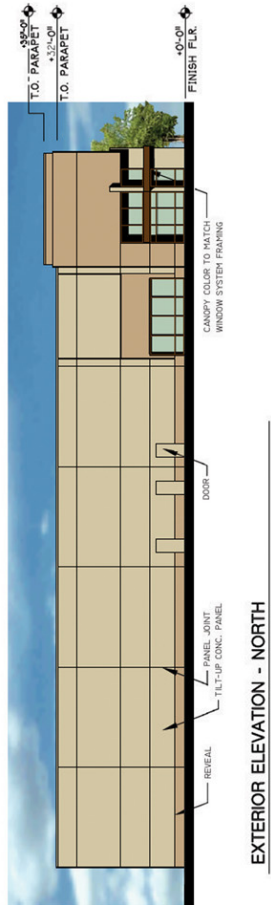
PAINT COLOR:
ICI MP#20YY 6/04
ALENCON LAGE (6/0)



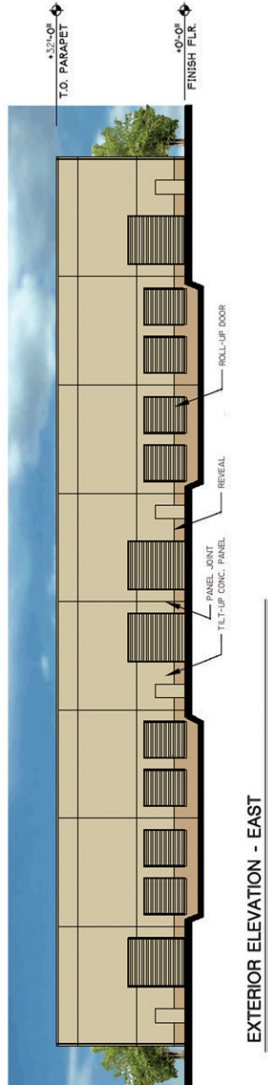
SCHEME #2	PAINT COLOR	ICI MP#	STONINGTON BENT	PAINT COLOR	ICI MP#	ALCON LACE
		30Y	(6/4)		20Y	(6/0)



EXTERIOR ELEVATION - NORTH



EXTERIOR ELEVATION - SOUTH



EXTERIOR ELEVATION - EAST



EXTERIOR ELEVATION - WEST

SCHEME #1

	PANT COLOR
	ICI MF#00YY 2574
	BROWN TONE (7/10)
	PANT COLOR
	ICI MF#30YY 4744
	STONINGTON BEIGE (6/4)

Final Conditions of Approval/Mitigation Measures						
Section I Conditions of Approval	Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
1. The Tentative Subdivision Map approval is valid for three years from the date of City Council approval, unless an extension of time is subsequently approved per Government Code Section 66452.6(e).	ONGOING	PLANNING		N		103
2. This approval is for a seven building light industrial building complex with a total building area of 200,015 square feet on eight parcels with a total site area of 28.0 acres. Approved entitlements include: amended tentative subdivision map and amended design review package. The project shall be constructed in substantial compliance with these documents. The Creekside Commerce Center, Master Sign Criteria document dated March 26, 2007 is approved. All signage on the property is subject to the requirements of this document.	ONGOING	PLANNING		N		101
3. The Applicant shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	ONGOING	PLANNING		N		102
4. Applicant shall be responsible for all damage to City streets associated with construction of the project. Applicant shall repair any damage attributable to the project upon notification from the City.	ONGOING	PUBLIC WORKS		N		104

Final Conditions of Approval/Mitigation Measures

Section I Conditions of Approval						
	Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
5. Applicant shall be responsible for all damage to City streets associated with construction of the project. Applicant shall repair any damage attributable to the project upon notification from the City.	ONGOING	PUBLIC WORKS		N		105
6. Applicant shall pay any outstanding staff costs associated with the preparation and processing of the Tentative Parcel Map, Site Plan, Design Review package and related documents.	IMPROVEMENT PLAN - APPROVAL	FINANCE		N		109
7. A copy of the road maintenance agreement shall be provided to the Fire District with the site improvement or Civil Engineering drawings upon submittal for review. If the roadway agreement is not provided with the site improvement or civil engineering drawings, it shall be presented to the Fire District prior to the issuance of any construction permit.	IMPROVEMENT PLAN - APPROVAL	METRO FIRE		N		110

Final Conditions of Approval/Mitigation Measures

Section I Conditions of Approval					
	Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments
8. Reciprocal access and roadway maintenance agreements shall be provided for the interior roadways of the proposed complex/subdivision. The roadway maintenance and reciprocal access agreements shall be recorded with the Public Records Office having jurisdiction and shall provide for the following:	IMPROVEMENT PLAN - APPROVAL	METRO FIRE		N	
- Provisions for the necessary repair and maintenance of the roadway surface. - Removal of vegetation overgrowing the roadway and infringing on the roadway clear vertical height of thirteen feet six inches (13'6") and/or width of twenty feet (20'). - Provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE LANE signage or striping. - Provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems - Unrestricted use of and access to the roadways covered by the agreements. - Provisions for the control of vehicle parking in prohibited areas and a mechanism for the removal of vehicles illegally parked.					
9. 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.	IMPROVEMENT PLAN - APPROVAL	METRO FIRE		N	

ATTACHMENT 5.

Final Conditions of Approval/Mitigation Measures

Section I Conditions of Approval		Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
10.	The Application shall implement the Mitigation Measures contained within the Village of Zinfandel EIR (Villages EIR), certified by the County in 1998 (State Clearinghouse #1996042019). A deposit in the amount of \$5,000 shall be submitted to the City. This condition shall be met prior to Improvement Plan or Grading Permit whichever is first	IMPROVEMENT PLAN - APPROVAL	PLANNING		N		106
11.	To protect land uses within 1,000 feet of the former land fill site south of the property implement specific measure developed by the California Integrated Waste Management Board (CIWMB). Measures that require physical improvements shall be shown on all improvement and grading plans. This condition shall be met prior to Improvement Plan or Grading Permit whichever is first	IMPROVEMENT PLAN - APPROVAL	PLANNING		N		107
12.	Submit a final site lighting plan that complies with the City Design Guidelines and submit to Planning Director for review and approval, as follows: - Lighting is limited to eighteen feet in height. Some additional height may be permitted at the discretion of the Planning Director for safety and security concerns. - Decorative bases are required for all light poles (e.g. exposed aggregate, stone, or decorative concrete). Light poles placed in planter areas that do not require tall concrete bases, do not require decorative bases. - Lighting shall be equipped with vandal-resistant covers. - All exterior doors shall be illuminated.	IMPROVEMENT PLAN - APPROVAL	PLANNING		N		116

ATTACHMENT 5.

Final Conditions of Approval/Mitigation Measures

Section I Conditions of Approval		Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
13.	Applicant shall provide a revised landscape plan that addresses the screening of industrial operations, loading and storage from public view, to the greatest extent possible. Landscape plan approval shall be obtained from the Planning Director.	IMPROVEMENT PLAN - APPROVAL	PLANNING		N		159
14.	Enter into a frontage agreement for construction of public improvements to the satisfaction of the Public Works Department.	IMPROVEMENT PLAN - APPROVAL	PUBLIC WORKS		N		112
15.	Number, size, and location of driveway are subject to approval by the Public Works Department.	IMPROVEMENT PLAN - APPROVAL	PUBLIC WORKS		N		113
16.	Provide street lighting as required by the City of Rancho Cordova Code. Street Lighting shall conform to all City improvement standards, and necessary easements shall be granted to accommodate those standards.	IMPROVEMENT PLAN - APPROVAL	PUBLIC WORKS		N		114
17.	Applicant shall photo-document the condition of adjacent streets sidewalks and infrastructure to the satisfaction of the Public Works Department.	IMPROVEMENT PLAN - APPROVAL	PUBLIC WORKS		N		115

ATTACHMENT 5.

Final Conditions of Approval/Mitigation Measures

Section I Conditions of Approval	Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
18. The applicant shall include notes on the Improvement Plans as necessary and submit landscaping, utility, and improvement plans for SRCSD review and approval prior to issuance of Improvement Plans, in compliance with the following or as otherwise authorized by SRCSD: a. Any improvement or proposed use that restricts SRCSD access to its existing easements, including those easements associated with the Bradshaw 7C Project, for the purpose of constructing, operating, maintaining, and repairing SRCSD facilities shall not be permitted unless express written permission is obtained from SRCSD. b. Permanent structures, walls, and footings shall not be permitted within the existing SRCSD easement areas and the Bradshaw 7C easement areas unless express written permission is obtained from SRCSD. c. Landscaping other than the following: lawn or similar groundcover; plantings of Red Maple, Crape Myrtle, Mayten Tree, Yew Pine, Purple Leaf Plum; and driveways or surface parking; shall not be permitted within the existing SRCSD easement areas unless express written permission is obtained from SRCSD. d. No landscaping shall be allowed on top of the future Mather/Bradshaw Junction Structure. e. No trees shall be allowed in the general vicinity of the future Mather/Bradshaw Junction Structure. f. Trees, shrubs, groundcover and any other	IMPROVEMENT PLAN - APPROVAL	SANITATION DISTRICT		N		132

ATTACHMENT 5.

Final Conditions of Approval/Mitigation Measures

Final Conditions of Approval/Mitigation Measures					
Section I Conditions of Approval	Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments
form of landscaping that obstructs or limits SRCSD access to its manholes shall not be permitted. Trees shall be placed in a manner such that mature roots will not infiltrate manhole structures. g. Any proposed utility crossing of an SRCSD interceptor shall be a maximum of 45 degrees from the line that is perpendicular to the centerline of the interceptor. h. Parallel utilities (water, drain, electrical, etc.) shall not be allowed within the existing SRCSD easement area or lands reserved for SRCSD, unless express written approval is obtained from the District Engineer. Prior to recording the Final Map, the applicant shall submit a utility plan to SRCSD for review and approval. i. Direct lateral connections to the SRCSD interceptor system shall not be allowed. j. Any improvement or proposed use within the existing SRCSD easement areas shall be consistent with the requirements and/or restrictions identified in the applicable SRCSD sewer easement documents, unless otherwise approved in writing by the District Engineer or other authorized SRCSD representative. k. Construction staging and stockpiling shall not be permitted within the Bradshaw 7C Project easement areas and the existing SRCSD easement areas unless express written permission is obtained from SRCSD. A note to this effect will be placed on any plans issued for construction activities.					

ATTACHMENT 5.

Final Conditions of Approval/Mitigation Measures

Section I Conditions of Approval						Internal ID#
		Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments
	I. All-weather access to the existing SRCSD easements and facilities shall be provided at all times. Improvements shall not be installed in such a manner that will impede vehicular access by SRCSD for maintenance purposes.					
19.	Provide onsite and offsite drainage easements and facilities pursuant to the Floodplain Management Ordinance, Water Agency Code and Improvement Standards and the Villages of Zinfandel Drainage Master Plan. Provide any fee required by the Water Agency Code and approved Village of Zinfandel finance plan.	FINAL MAP - RECORD	DRAINAGE		N	118
20.	Applicant shall record Covenants, Conditions & Restrictions (CC&Rs) concurrent with recordation of the Final Map for the property to include regulations for maintenance of common areas within the site. Draft CC&Rs shall be provided to staff for review prior to recordation.	FINAL MAP - RECORD	PLANNING		N	158
21.	Dedicate an Irrevocable Offer of Dedication on the final map as depicted on the approved tentative map.	FINAL MAP - RECORD	PUBLIC WORKS		N	123
22.	A note shall be placed on the final map stating that "Reciprocal access and parking between parcels shown hereon shall be granted/reserved prior to the sale and/or reconveyance of said parcels."	FINAL MAP - RECORD	PUBLIC WORKS		N	125
23.	Dedicate a Bike Path Easement in the southeast portion of the property as depicted on the approved tentative map.	FINAL MAP - RECORD	PUBLIC WORKS		N	127

ATTACHMENT 5.

Final Conditions of Approval/Mitigation Measures

Final Conditions of Approval/Mitigation Measures						
Section I Conditions of Approval	Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
24. Property Owner/Applicant shall participate in a funding mechanism for maintenance of any existing or new 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. This condition must be met prior to Issuance of the Final Map or Building Permit, whichever occurs first.	FINAL MAP - RECORD	PUBLIC WORKS		N		119
25. Property Owner/Applicant shall participate in a funding mechanism for maintenance services for the fair share of existing and all new public improvements associated with the project including but not limited to streets, bridges/culverts, traffic signals, traffic signs, striping and legends, ITS operations, 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. This condition must be met prior to Issuance of the Final Map or Building Permit, whichever occurs first.	FINAL MAP - RECORD	PUBLIC WORKS		N		121

Final Conditions of Approval/Mitigation Measures

Section I Conditions of Approval		Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
26.	Dedicate Public Utility Easements as follows: - 15.0-foot wide easement for underground facilities and appurtenances adjacent to all public ways, and/or irrevocable offer of dedication on Mather Field Road. - Twelve and one half foot wide easement for underground facilities and appurtenances adjacent to all public ways, and/or irrevocable offer of dedication on Zinfandel Drive.	FINAL MAP - RECORD	PUBLIC WORKS		N		124
27.	Dedicate Pedestrian Easements as follows: - Fifteen foot wide easement contiguous to the proposed Irrevocable Offer of Dedication on North Mather Drive as depicted on the approved tentative map. - Twelve and one half foot wide easement contiguous to right-of-way on Zinfandel Drive.	FINAL MAP - RECORD	PUBLIC WORKS		N		126
28.	The District requires that sewer lines are located ten (10) feet from other parallel utilities (water, drain, electrical, etc.). The applicant shall prepare a utility plan that will demonstrate that this condition is met.	FINAL MAP - RECORD	SACRAMENTO AREA SEWER DISTRICT		N		129
29.	Sewer easements may be required. All sewer easements shall be dedicated to the District, in a form approved by the District Engineer. All District sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. CSD-1 will provide maintenance only in public right-of-ways and in easements dedicated to the District.	FINAL MAP - RECORD	SACRAMENTO AREA SEWER DISTRICT		N		128

ATTACHMENT 5.

Final Conditions of Approval/Mitigation Measures

Section I Conditions of Approval		Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
30.	Demonstrate the existence of, and if needed, abandon the existing easement along the subject property's north boundary and grant the District a sewer access and maintenance easement centered along the existing pipeline near the property's north boundary. Easements from adjoining parcels are not required. All District sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. All sewer easement shall be dedicated to the District in a form approved by the District Engineer.	FINAL MAP - RECORD	SACRAMENTO AREA SEWER DISTRICT		N		130
31.	The subject property owner(s) and successors in interest thereof, shall be responsible for repair and/or replacement of all non-asphalt and/or enhanced surface treatments of streets and drives within these easements damaged by District maintenance and repair operations, including landscaping, channelizations, lighting and any other appurtenances conflicting therein. This requirement shall be set forth in easement grant documents and be a covenant running with the land, be responsibility of successors in interest in future land transfers and divisions and by language approved by the District. Surface enhancements include, but are not limited to non-asphaltic paving, landscaping, lighting, curbing and all non-driveable street appurtenances.	FINAL MAP - RECORD	SACRAMENTO AREA SEWER DISTRICT		N		131

ATTACHMENT 5.

Final Conditions of Approval/Mitigation Measures

Section I Conditions of Approval		Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
32.	Provide approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the route of the fire apparatus access roadway. The required fire hydrants shall be installed and operational prior to any construction or on-site storage of combustible materials. The minimum required fire flow for the protection of commercial developments with an area per building not exceeding 3,600 square feet is 1,500 gallons per minute (gpm) at a pressure of 20 pounds per square inch (psi) for a two-hour duration. Each approved fire hydrant shall have a minimum flow of 1,500 gallons per minute (gpm) for commercial developments. Additional requirements apply to commercial structures with building areas greater than or equal to 3,600 square feet.	BUILDING PERMIT - ISSUANCE	METRO FIRE		N		135
33.	Provide access roadways with all weather driving surfaces of not less than 20-feet of unobstructed width, 13-feet, 6-inches of vertical clearance, and turning radii of 25 feet inside and 50 feet outside dimension. The access roadways shall be capable of supporting the imposed loading of fire apparatus and shall extend to within 150 feet of all portions of the exterior walls of the first story of any proposed building. The use of turf-block or grass-crete or similar alternative road surface 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.	BUILDING PERMIT - ISSUANCE	METRO FIRE		N		136

ATTACHMENT 5.

Final Conditions of Approval/Mitigation Measures

Section I Conditions of Approval	Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
34. Implement protective CIWMB measures to protect buildings from methane gas emissions. Measures shall be submitted for review and approval by the Planning Department and Building Department. The measures to be implemented are: - A geomembrane or equivalent system with low permeability to landfill gas shall be installed between the concrete floor slab of the building and subgrade; - A permeable layer of open graded material of clean aggregate with a minimum thickness of 12 inches shall be installed between the geomembrane and the subgrade or slab; - A geotextile filter shall be utilized to prevent the introduction of fines into the permeable layer; - Perforated venting pipes shall be installed within the permeable layer, and shall be designed to operate without clogging; - The venting pipes shall be constructed with the ability to be connected to an induced draft exhaust system; - Automatic methane gas sensors shall be installed within the permeable gas layer, and inside the building to trigger an audible alarm when methane gas concentrations are detected; and - Periodic methane gas monitoring shall be conducted inside all buildings and underground utilities in accordance with Sections 20920 through 20937 of the California Code of Regulations.	BUILDING PERMIT - ISSUANCE	PLANNING		N		133

ATTACHMENT 5.

Final Conditions of Approval/Mitigation Measures

Section I Conditions of Approval		Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
35.	Implement the performance standards for land uses adjacent to Mather Airport. The measures to be implemented are: - Prior to the construction of any structure containing office and/or commercial uses subject to the airport noise levels of 70 CNEL or greater, the project applicant shall submit to the City of Rancho Cordova development plans identifying the design measures which will reduce interior noise levels for office areas and areas where the public will be received, in order to provide an interior noise level of 50 CNEL or less. Design measures approved for noise attenuation shall be incorporated into the building design (AC-1, EIR). - All buildings and structures shall be prohibited within the Clear Zone of Mather Field Airport. Development of Light Industrial uses within the approach-departure zone for Mather Field shall be subject to the use restrictions described in the Mather Approach/Departure Use Restriction Table contained in Section 512-219 of this SPA (AC-3, EIR).	BUILDING PERMIT - ISSUANCE	PLANNING		N		134

Final Conditions of Approval/Mitigation Measures

Final Conditions of Approval/Mitigation Measures					
Section I Conditions of Approval	Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments
36. Building designs shall be consistent with approved design review documents, with the following stipulations: - Final designs shall be reviewed during plan check to ensure consistency with design approvals. Changes to building materials and architectural design are permitted at the discretion of the Planning Director, if changes will provide a greater diversity of building materials or enhancements to building design. - Tinted windows that do not allow visibility into buildings from the public sidewalk and/or parking areas are prohibited.	BUILDING PERMIT - ISSUANCE	PLANNING		N	137
37. The developer shall submit complete final landscape plans for review and approval, with the following information and specifications: " Detailed plant material and irrigation plans for review and approval. " Landscaping materials and placement shall follow crime prevention principles, allowing maximum observation. " Sidewalks shall meet ADA accessibility requirements. " Street trees along Zinfandel Road shall be minimum 15-gallon size (as required by Zinfandel SPA).	BUILDING PERMIT - ISSUANCE	PLANNING		N	141

ATTACHMENT 5.

Final Conditions of Approval/Mitigation Measures

Section I Conditions of Approval		Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
38.	Property Owner/Applicant shall participate in a funding mechanism for maintenance of any existing or new 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. This condition must be met prior to Issuance of the Final Map or Building Permit, whichever occurs first.	BUILDING PERMIT - ISSUANCE	PUBLIC WORKS		N		120
39.	Property Owner/Applicant shall participate in a funding mechanism for maintenance services for the fair share of existing and all new public improvements associated with the project including but not limited to streets, bridges/culverts, traffic signals, traffic signs, striping and legends, ITS operations, 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. This condition must be met prior to Issuance of the Final Map or Building Permit, whichever occurs first.	BUILDING PERMIT - ISSUANCE	PUBLIC WORKS		N		122
40.	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.	BUILDING PERMIT - ISSUANCE	PUBLIC WORKS		N		138

ATTACHMENT 5.

Final Conditions of Approval/Mitigation Measures

Section I Conditions of Approval	Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
41. Applicant shall submit public improvement plans to the satisfaction of the Public Works Department. Public improvement plans shall be prepared in accordance with City Standard and shall include, but shall not be limited to: - Street cross section modifications as necessary to accommodate the future signal installation at the intersection of Zinfandel Drive and North Mather Drive. - New street striping as necessary to accommodate improvements - New continuous sidewalks and frontage improvements along the entire property frontage shall be 7 feet wide and separated pursuant to city standards. Curb cuts for driveways and the associated apron only are not required to be installed at the time of public improvements. Curb cuts and driveway aprons may be installed at locations approved by the Public Works Department on a subsequent project by project basis with development of the individual parcels. - The existing bike path shall be re-routed to the future signal location at Zinfandel Drive. - The existing bike path paralleling Morrison Creek shall be connected to existing bike paths along street frontage at the east end of the project. All newly constructed bike paths shall be minimum 10-foot paved width with additional 2-feet of compacted decomposed granite shoulder on both sides. Public improvement plans shall clearly delineate all transitions to existing improvements.	BUILDING PERMIT - ISSUANCE	PUBLIC WORKS		N		139

ATTACHMENT 5.

Final Conditions of Approval/Mitigation Measures						
Section I Conditions of Approval	Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
The Sacramento Regional County Sanitation District (SRCSD) is currently performing construction activities in the vicinity of the northeast corner of the subject property. If, as determined by the Public Works Department, specific frontage improvements cannot reasonably be constructed due to conflict with SRCSD construction activities, then deferral of the specific frontage improvements will be allowed. The timing of the deferral shall be an extension of time or subsequent building permitting phase at the discretion of the Public Works Department. During the deferral period, building certificate of occupancy shall not be unreasonably withheld due to incomplete frontage improvements in locations directly impacted by SRCSD construction, unless those frontage improvements are essential to the safe function of the development. All improvements outside of the SRCSD construction zone shall be completed in full.						

Final Conditions of Approval/Mitigation Measures

Section I Conditions of Approval					
	Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments
42.	BUILDING PERMIT - ISSUANCE	PUBLIC WORKS		N	
Applicant shall submit on-site improvement plans for the specific lot. On-site improvement plans shall include, but shall not be limited to: - All onsite civil improvements. - Driveways - Utility laterals - Improvement plans shall clearly delineate all transitions to existing improvements. - All improvements to be designed and constructed per City standard to the satisfaction of the Public Works Department. - All improvements shown on the on-site improvement plan shall be constructed and completed to the satisfaction of the Public Works Department prior to the first occupancy on the lot.					
43.	BUILDING PERMIT - OCCUPANCY	METRO FIRE		N	
All structures proposed for this project shall be equipped with an approved automatic fire sprinkler system. The automatic fire sprinkler system shall be designed to NFPA 13 standards.					
44.	BUILDING PERMIT - OCCUPANCY	METRO FIRE		N	
The installation of security gates is regulated by the Sacramento County Fire Code, emergency access gates and barrier requirements. All proposed vehicle and pedestrian access gate installations shall be in full compliance with this regulation. Gates and fencing shall not be installed without plan review and approval by the Fire District.					

ATTACHMENT 5.

Final Conditions of Approval/Mitigation Measures

Section I Conditions of Approval		Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
45.	Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than twelve (12) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background. Where multiple occupancies are serviced by vehicular access to the rear of the building via any driveway, alleyway, or parking lot the numbers or addresses shall be displayed on the rear of the building. This condition shall be met prior to occupancy of related building.	BUILDING PERMIT - OCCUPANCY	METRO FIRE		N		145
46.	Building occupancies and land uses are restricted by the Comprehensive Land Use Plan (CLUP) for Mather Airport and building tenancy that does not comply with these requirements is prohibited.	BUILDING PERMIT - OCCUPANCY	PLANNING		N		142
47.	Sign permits shall be obtained from the building department prior to occupancy. This condition shall be met prior to occupancy of related tenant space.	BUILDING PERMIT - OCCUPANCY	PLANNING		N		147
48.	Bicycle parking facilities shall be provided on-site as shown on the approval documents. Racks shall be installed a minimum of 2.5 feet from walls and other obstructions (to allow room for bicycle to fit). Rack shall be re-installed if incorrectly placed.	BUILDING PERMIT - OCCUPANCY	PLANNING		N		148
49.	Storage of materials on the perimeter of buildings and outside identified loading or yard areas is strictly prohibited unless approved through the design review process or allowed with a temporary use permit. A note shall be added to final approval documents.	BUILDING PERMIT - OCCUPANCY	PLANNING		N		149
50.	Each structure shall be constructed according to the approved elevations and plans. Each building shall be inspected for compliance by the Planning Director.	BUILDING PERMIT - OCCUPANCY	PLANNING		N		153

ATTACHMENT 5.

Final Conditions of Approval/Mitigation Measures

Section I Conditions of Approval		Timing	Enforcing Agency	Verification Date and Signature	Monitor	Comments	Internal ID#
51.	Final landscape installation for each parcel shall be reviewed by the Director of Planning to insure consistency with proposed plans.	BUILDING PERMIT - OCCUPANCY	PLANNING		N		154
52.	Landscaping shall be installed according to the approved master landscape plan, prior to building occupancy. Landscape installation may be phased in conjunction with building(s) construction.	BUILDING PERMIT - OCCUPANCY	PLANNING		N		160
53.	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.	BUILDING PERMIT - OCCUPANCY	POLICE DEPARTMENT		N		146
54.	Designer shall certify that installed landscaping conforms to City water conserving landscape requirements.	BUILDING PERMIT - OCCUPANCY	PUBLIC WORKS		N		155
55.	Install public improvements to the satisfaction of the Public Works Department.	BUILDING PERMIT - OCCUPANCY	PUBLIC WORKS		N		156
56.	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.	BUILDING PERMIT - OCCUPANCY	PUBLIC WORKS		N		157
57.	Connection to the District's sewer system shall be required to the satisfaction of the District. Sacramento County Improvement Standards apply to sewer construction.	BUILDING PERMIT - OCCUPANCY	SACRAMENTO AREA SEWER DISTRICT		N		150
58.	Each parcel and each building with a sewage source shall have a separate connection to the District sewer system.	BUILDING PERMIT - OCCUPANCY	SACRAMENTO AREA SEWER DISTRICT		N		151
59.	Sewer service laterals will not be permitted to connect directly to the 84-inch diameter interceptor sewer line located north of the property.	BUILDING PERMIT - OCCUPANCY	SACRAMENTO AREA SEWER DISTRICT		N		152

ATTACHMENT 5.

CITY OF RANCHO CORDOVA

RESOLUTION NO. 49-2006

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
APPROVING A TENTATIVE SUBDIVISION MAP AND COMMERCIAL DESIGN
REVIEW FOR ASSESSOR PARCEL NUMBER 072-2860-001 FOR THE CREEKSIDE
COMMERCE CENTER PROJECT NO. RC-06-262, SUBJECT TO THE FINDINGS AND
CONDITIONS OF APPROVAL**

WHEREAS, Creekside Commerce Center, LLC. of Granite Bay, California (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova (hereinafter referred to as City) for a Tentative Subdivision Map and Commercial Design Review; and

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

WHEREAS, the project is consistent with the Villages of Zinfandel EIR and therefore is consistent with the California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, the City Council considered the Applicant's request at a duly published public hearing on May 21, 2007 and received a staff report and public testimony at the public hearing.

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

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

Finding: The proposal will not have a significant adverse impact on the environment and an environmental assessment has been prepared and completed in accordance with the California Environmental Quality Act (CEQA).

Evidence: The EIR for the Villages of Zinfandel was prepared for the entire project and mitigation measures developed reduce potential environmental impacts to less than significant levels. On the basis of the EIR, comments received, and the whole record, there is no substantial evidence the project would have a significant adverse impact on the environment.

2. Approve the Tentative Subdivision Map (**Exhibit A**), Commercial Design Review Submittal (**Exhibit B1**), Master Sign Criteria (**Exhibit B2**), subject to the Conditions of Approval (**Exhibit C**), based on the following findings:

A. Subdivision Map Act

Finding: Section 66474 of the California Subdivision Map Act requires a City to deny approval of a tentative map if it makes any of the following findings:

- 1) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.
- 2) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
- 3) That the site is not physically suitable for the type of development.
- 4) That the site is not physically suitable for the proposed density of development.
- 5) That the designs of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- 6) That the design of the subdivision or type of improvements is likely to cause serious public health problems.
- 7) That the design of the subdivision or type of improvements will conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision.

Evidence: The above Findings #a. through #g. do not apply to the proposed Tentative Subdivision Map.

- 1) The proposed map is consistent with the General Plan designation.
- 2) The design or improvements of the proposed map are consistent with the General Plan and the requirements of the Villages of Zinfandel SPA.
- 3) The site is physically suitable for the development of industrial uses and densities of the City of Rancho Cordova Zoning Code. The location of the property within the Mather Airport over-flight area requires that land uses are restricted. The uses proposed are consistent with these restrictions.
- 4) The site is physically suitable for the proposed density of development.
- 5) The EIR prepared for the Villages of Zinfandel SPA adequately addresses the environmental impacts for this project and therefore is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- 6) The property is zoned for light-industrial and is not likely to cause serious public health problems. Adequate separation from nearby residential uses is provided. Mitigation measures to control potential methane gas emissions from the nearby abandoned land fill have been incorporated into the project approvals.
- 7) There is no conflict with easements acquired by the public at large, for access through or use of property within the proposed subdivision. The project will provide access for public utilities as needed to serve the site. The project is providing roadway improvements as required. The project will also enhance an adjacent multi-use (bicycle/pedestrian) path by providing a safe at-grade crossing of Zinfandel Drive.

B. Commercial Design Review

Finding. All projects must address relevant provisions of the City's adopted Design Review Ordinance, and the design concepts for the various types of development. This project meets the design concepts as follows:

- 1) High quality building designs that consist of durable and maintainable materials and that provide diversity to the community.

- 2) Building designs that maintain human scale and interest.
- 3) Use of an architectural style and or/theme for new non-residential development that is consistent for building elevations of a single structure or consistent among all buildings within an integrated development.
- 4) Design of buildings or structures that is sensitive to the neighborhood character with regard to scale, architectural style, use of materials and bulk.
- 5) Interesting and attractive architecture which includes varied relief of the facade elements and detailed articulation of the building features.
- 6) Incorporate quality site design, including landscaping, signage and other elements of site design.

Evidence: The project meets the required design criteria as follows:

- 1) The project provides quality building design consisting of durable and maintainable materials. The design of the building fits in with the context of the area. Building materials include concrete walls with integrated window and doors systems. The composition of materials results in a clean, attractive look. Blank walls that face public streets are avoided with changes in wall depth, inset windows and doors, significant percentage of windows on facades facing the street and architecture elements to provide visual interest.
- 2) The sides of buildings visible from public streets are designed with windows, a variety of materials, textures, and massing which provides a human scale and interest to the buildings. A horizontal roof element is provided at the building entries to provide weather protection and scale down the building at this location. The design of the façade, through the use of windows and decorative breaks in the concrete walls helps break-down long and high walls into a more human scale.
- 3) Site elements are also provided, including plaza areas with seating, special paving and landscaping. This provide small comfortable "outdoor rooms" on the site for employees breaks, customer waiting areas and building entrance plazas. Site buildings have a consistent architectural style and theme. Buildings that are visible from the public streets are designed to a higher level of detail.
- 4) The site and building design is compatible with adjacent residential development. The site is located with the Villages of Zinfandel SPA and is close to residential and commercial areas within this development. The site and building design fit in with the neighborhood. The project ties into the sidewalk and regional trail system. Project landscaping is also consistent with the surrounding neighborhood.
- 5) The combination of building materials, forms and architectural elements provide visual relief to the facades. The façades have an acceptable level of articulation with building off-sets, horizontal details above doorways.
- 6) The site and landscape plan meet the design requirements. The landscape plan includes canopy trees to provide for the required parking lot shading. Additional landscaping is provided to add visual interest and color in well designed compositions. Small plazas, connections to the off-street bicycle trail and bus stop are provided at key project entry points to help integrate the project with the surrounding neighborhood and to encourage non-vehicular trips to the site. A signage plan has been submitted that is consistent with the project architecture and complies with the zoning code requirements.

C. Zinfandel Special Planning Area

Finding: The property is within the Village of Zinfandel Special Planning Area (SPA) and is subject to the provisions contained within this document. Section 4 provides Site Planning and Design standards, and the project is consistent with those standards and is summarized as follows:

1) Site Planning

- Entries to office and public space should orient to streets, parks, plazas, and pedestrian corridors/pathways. Secondary entrances may orient to parking lots or garages. Buildings which layout in a 'U' or 'L' shape and create courtyards or define the perimeter of a block are preferred to those with long setbacks from the street.
- Where location of a parking area or lot directly adjacent to a public street cannot be avoided, cars will be screened from view by berms, walls, hedges and density of plant materials.
- Trail or pathway linkages to the pedestrian system should be provided.
- Building orientation and architecture should protect the privacy of adjacent developments. Landscape buffers and walls are required between residential and non-residential uses where backyards and parking or loading areas abut.
- Screening of loading areas, trash enclosures and utilities should be provided.

2) Lighting

- Specialized lighting fixtures that follow a consistent design hierarchy and lend a distinctive design character to the Plan Area are encouraged.
- Building-mounted fixtures will be compatible with the building facades.

3) Signs

- A consistent theme and character to identification signs should be established. The identification signs should follow a design hierarchy proportionate to the hierarchy of community entries, project entries and neighborhood identification, and be consistent and of a thematic design.

4) Architecture

- Building form should avoid long, flat surfaces. Architecture on non-residential buildings should include columns, indentations, overhangs, patios, trellises, and surface textures, on all elevations visible off-site. Large areas of blank walls with few openings or details should be avoided on facades facing streets or public spaces.
- Exterior materials and architectural details should have a consistent and harmonious relationship. Frequent changes in materials on a singular structure should be avoided. Changes in materials or colors should be located at changes in plane. Contrasting materials should be off-set and should intersect with an architectural feature. Materials or color changes at the outside corners of building should be avoided.
- Colors should be selected to provide for internal compatibility as well as compatibility with the neighboring area.

- Building elevations must be attractively designed on all four sides. Backs and sides of buildings visible from public streets should incorporate window and door openings.
- All roof-mounted mechanical and utility equipment shall be screened from view with material similar to the architectural design of the project. The screening method should be treated as an integral part of the elevation.

5) Landscaping

- The landscape concept for the project area shall provide for the careful ordering of trees, shrubs and groundcovers to achieve: identification and aesthetic appeal of the project area; orientation with the community; ease of surveillance to security personnel; and comfort and safety to pedestrians and bicyclists. Major street intersections should be given a distinct sub-identity. The treatment of these intersections will define major neighborhood segments of the project and provide a distinct identity.

Evidence: The project meets the requirements of the Villages of Zinfandel, Special Planning Area, as follows:

- 1) The site plan meets all of the above requirements. Connections have been provided to the adjacent street, sidewalk and trail networks. Parking areas have been screened with landscaping. The site is well landscaped. Loading, trash and utility areas are screened from view.
- 2) This requirement has not been met by the proposal. Proposed lighting fixtures are too tall and not decorative in nature. A project condition of approval is recommended to require a follow-up revision of the lighting plan by the applicant to address concerns with the lighting plan.
- 3) The proposed sign program (**see Exhibit B2**) meets the requirements of the zoning code and is designed to integrate in with the architecture of the site. A project entry sign is provided at the corner as specified in the Villages of Zinfandel SPA.
- 4) The buildings meet the architectural guidelines. The building design breaks up long flat surfaces with building details, exterior materials have a harmonious relationship, colors are compatible, building elevations are designed on all four sides, and roof-mounted equipment is screened from view by an extended roof parapet.
- 5) The landscape plan meets this requirement. A combination of trees, shrubs and ground cover has been proposed that provides the required shade and enhances the appearance of the site. Small plazas areas have been provided at key project entries. The intersection of Mather and Zinfandel has a special design treatment that includes landscaping and project signage – providing a “project entry” at this location.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on this 21st of May, 2007.

AYES: Cooley, McGarvey, Skoglund, Budge and Mayor Sander

NOES: None

ABSENT: None

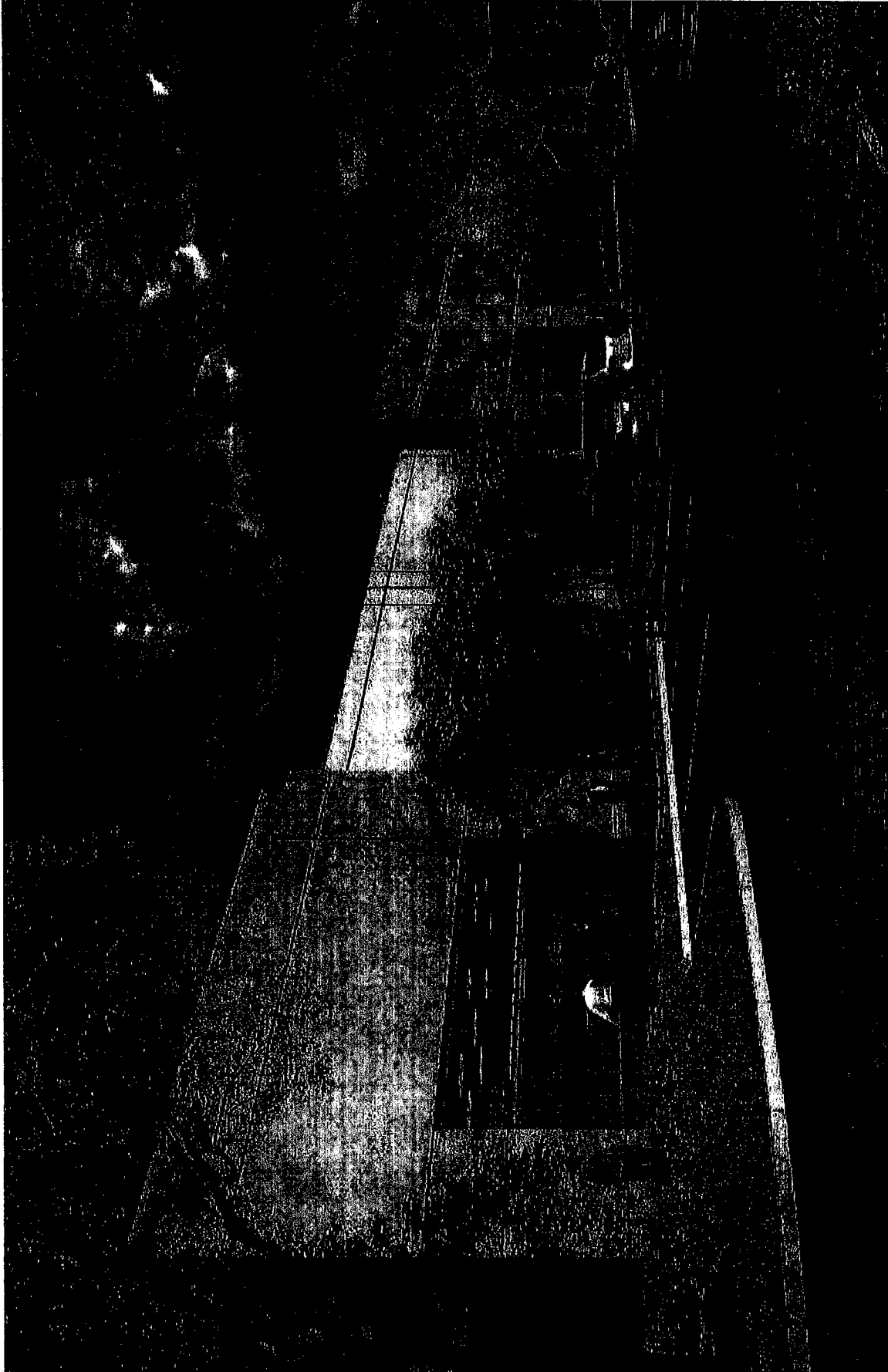
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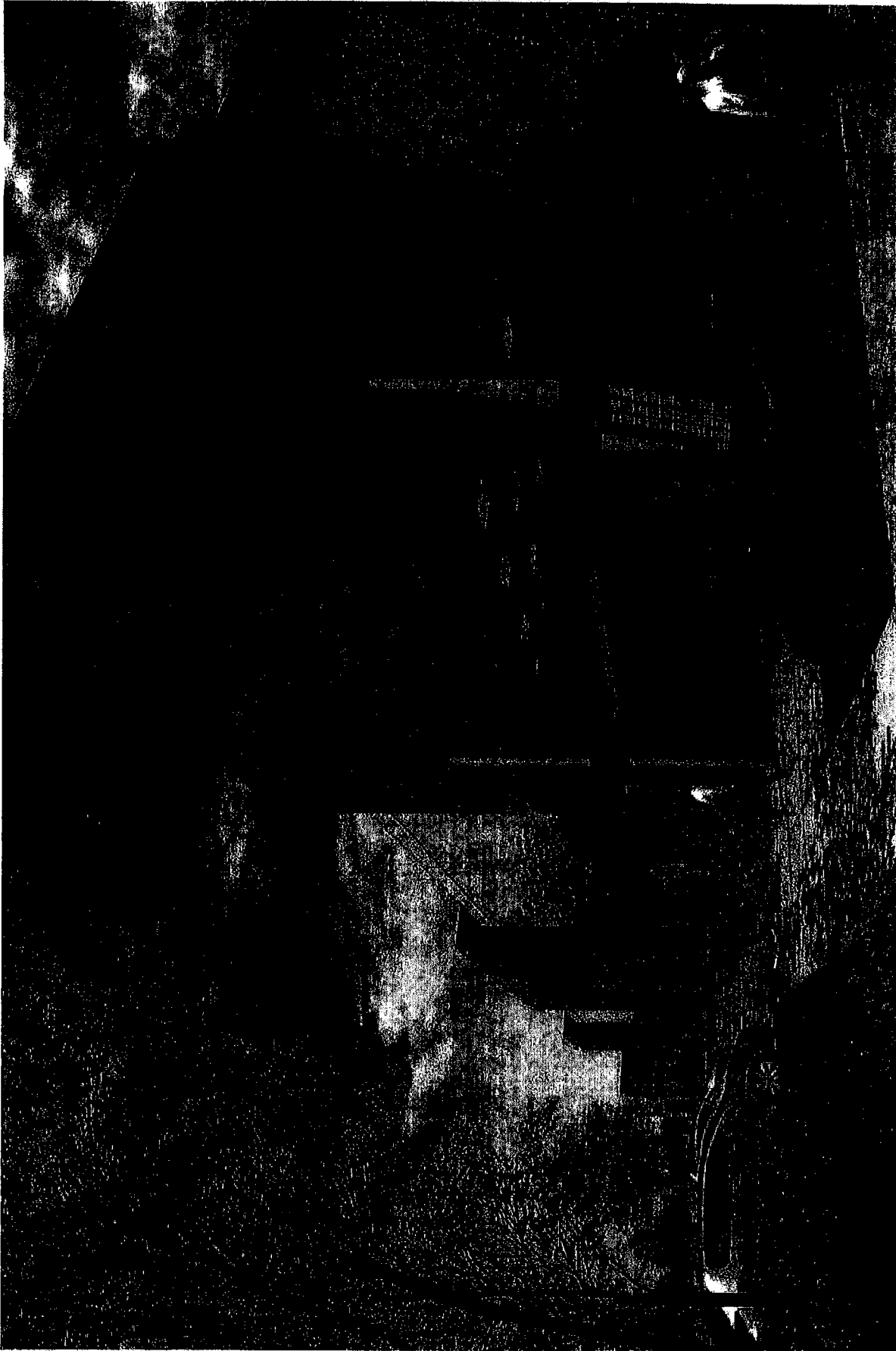

David M. Sander, Mayor

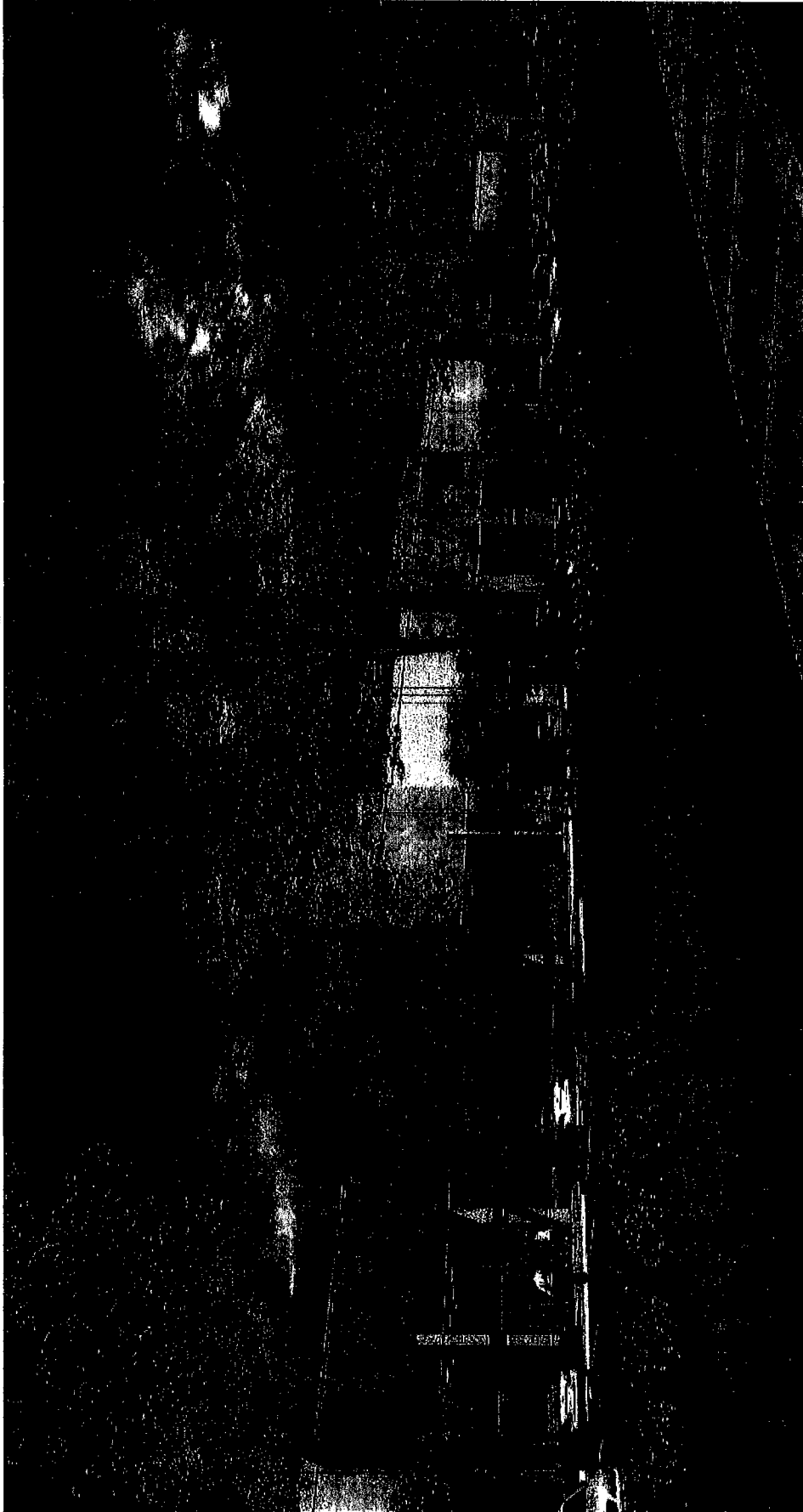
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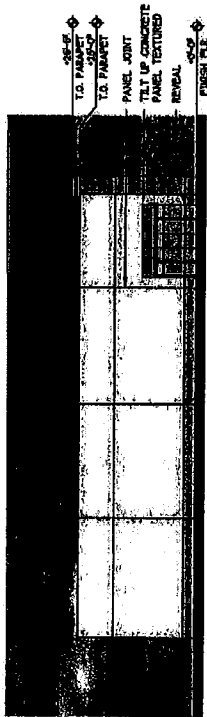

Anna Olea-Moger, CMC, City Clerk



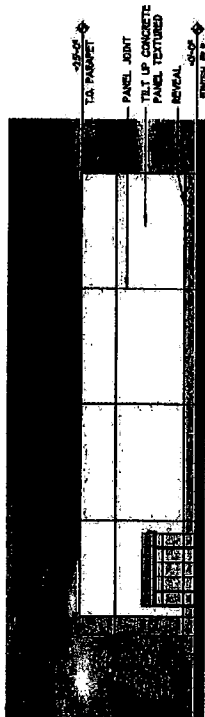




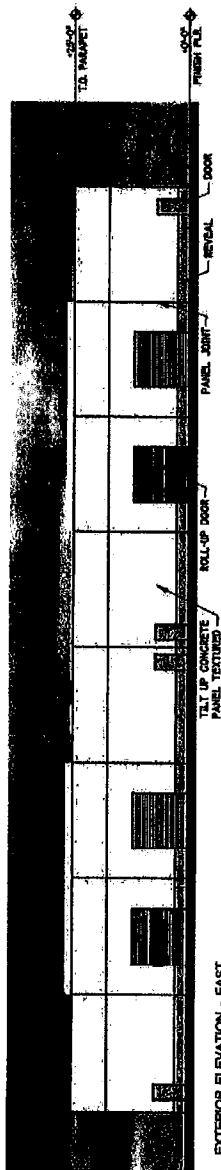




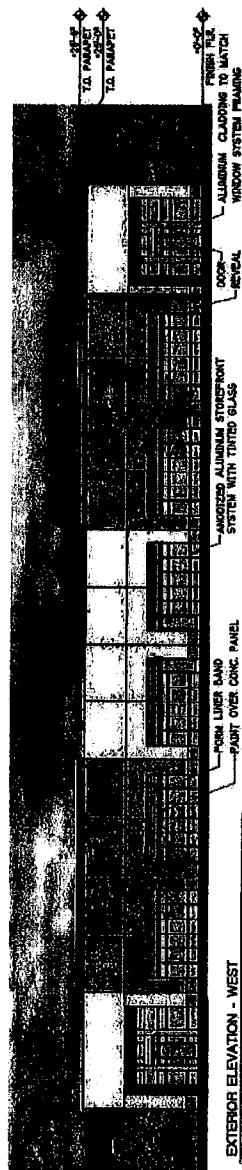
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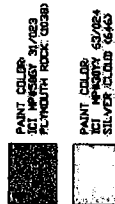
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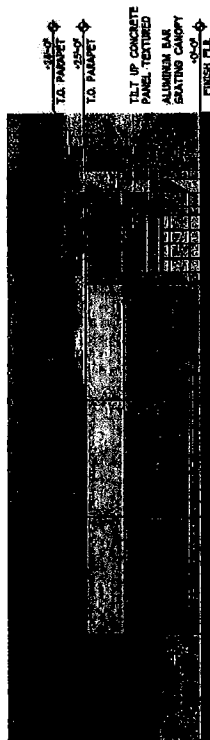
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MAC MILLAN PARTNERS, INC. BUILDING #1
VITAE ARCHITECTURE INTERIORS



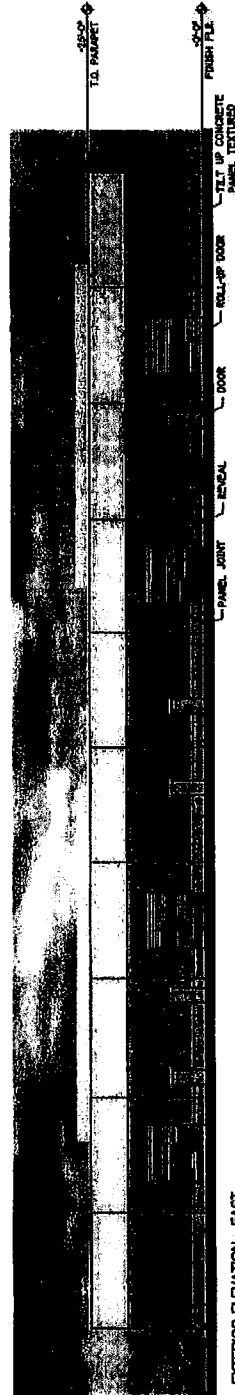
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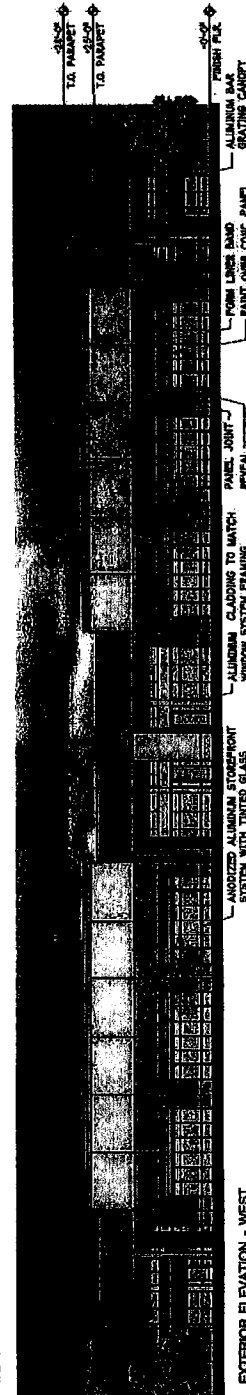
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EXTERIOR ELEVATION - SOUTH



EXTERIOR ELEVATION - EAST



EXTERIOR ELEVATION - WEST

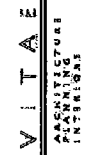


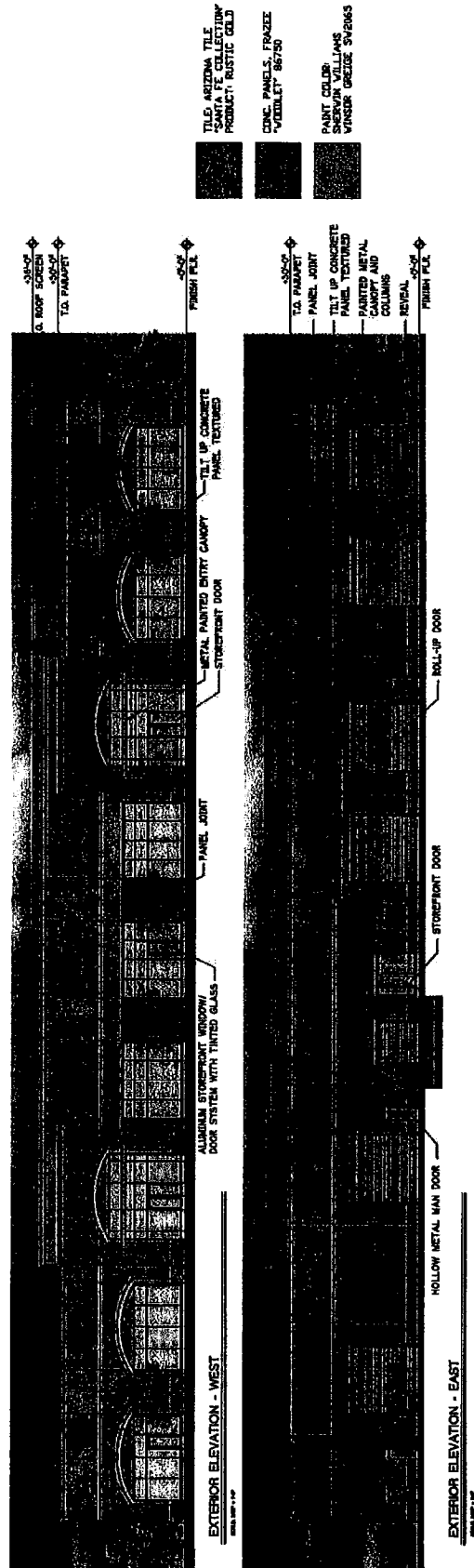
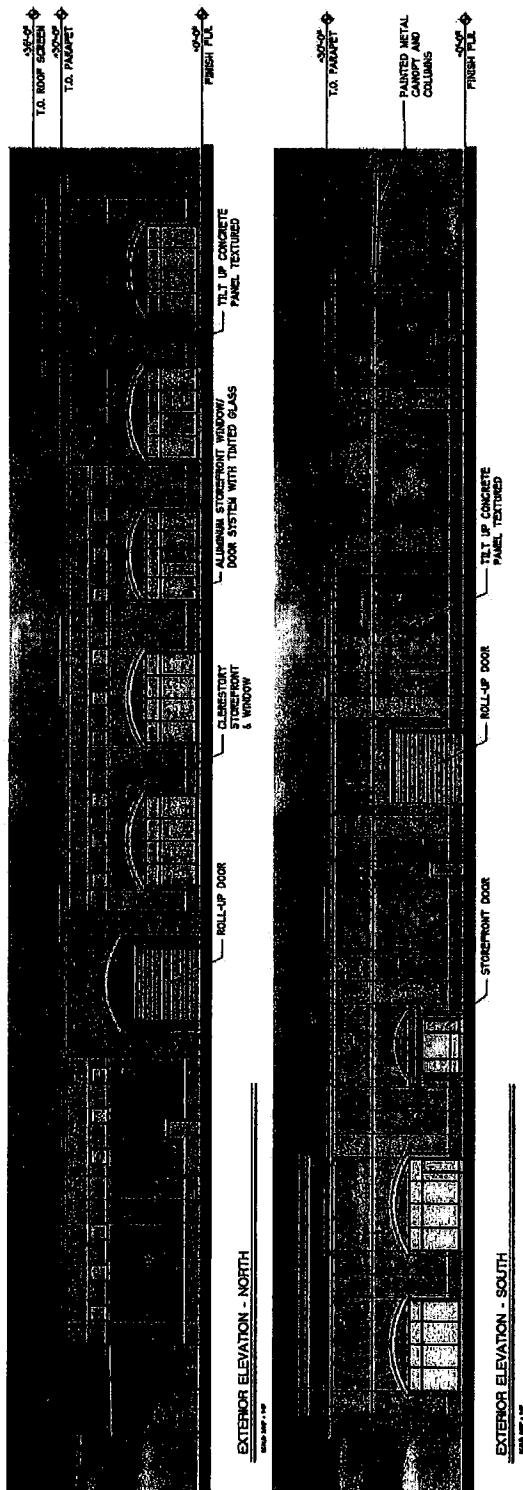
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ARCHITECTURAL
INTERIOR

CREEKSIDE COMMERCE CENTER RANCHO CORDOVA, CALIFORNIA

MAC MILLAN PARTNERS, INC.

BUILDING #3





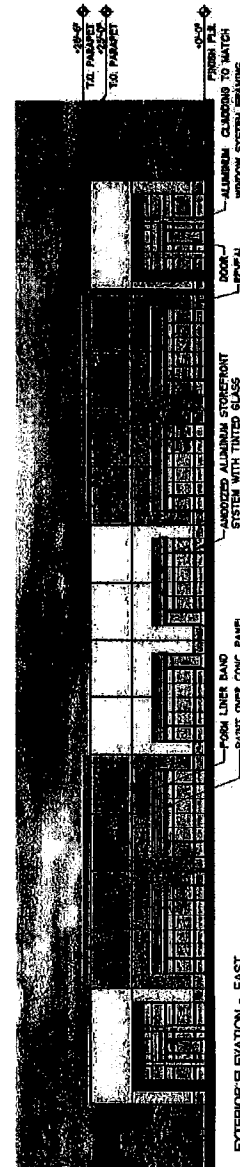
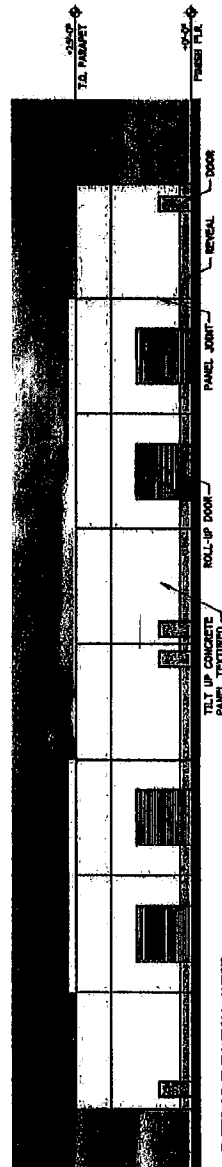
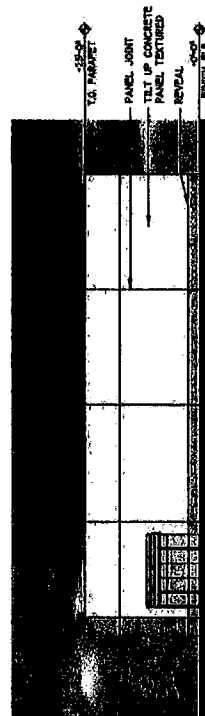
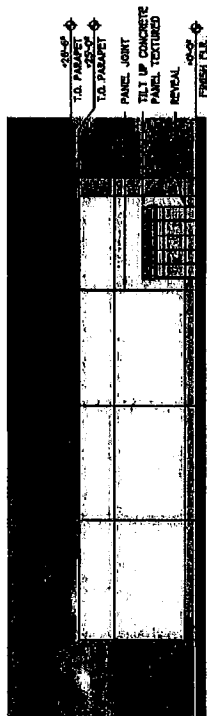
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SANTA FE COLLECTION
PRODUCT, RUSTIC GOLD

CONC. PANELS, FRAZER
"WOODLEY" 86750

PANT COLOR
SHERWIN WILLIAMS
VINTAGE GREIGE 342643

VITAE
ARCHITECTURAL
PLANNING
INTERIORS

CREEKSIDE COMMERCE CENTER RANCHO CORDOVA, CALIFORNIA
MAC MILLAN PARTNERS, INC. BUILDING #5 - ARIZONA TILE



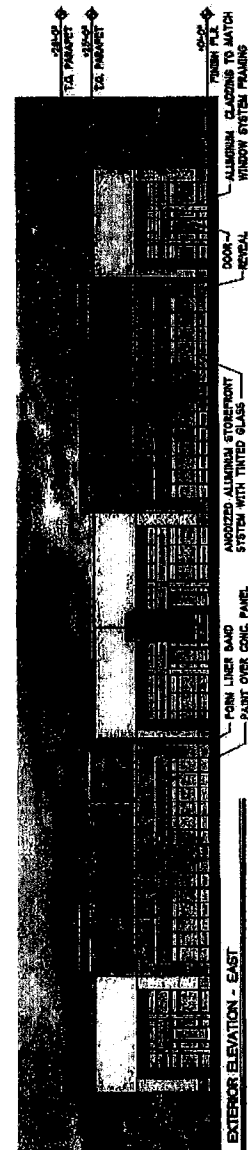
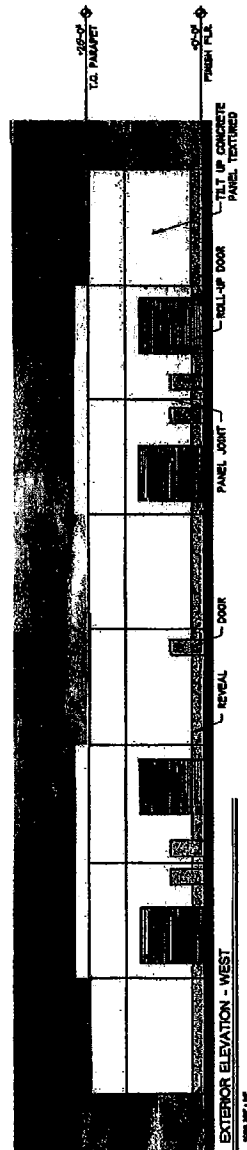
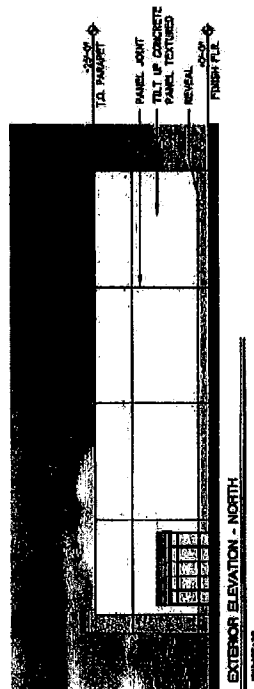
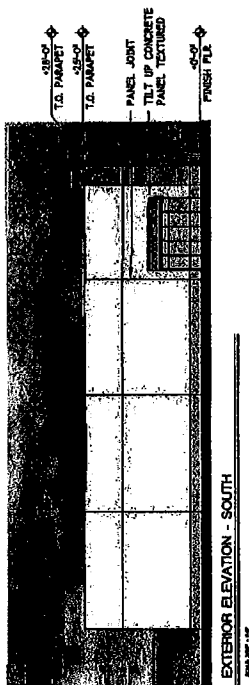
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CREEKSIDE COMMERCE CENTER

MAC MILLAN PARTNERS, INC.

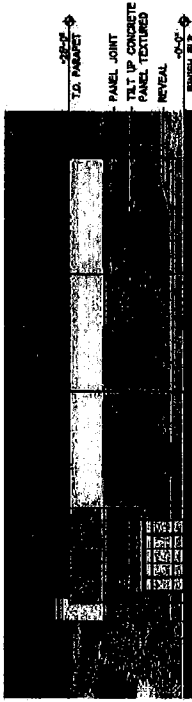
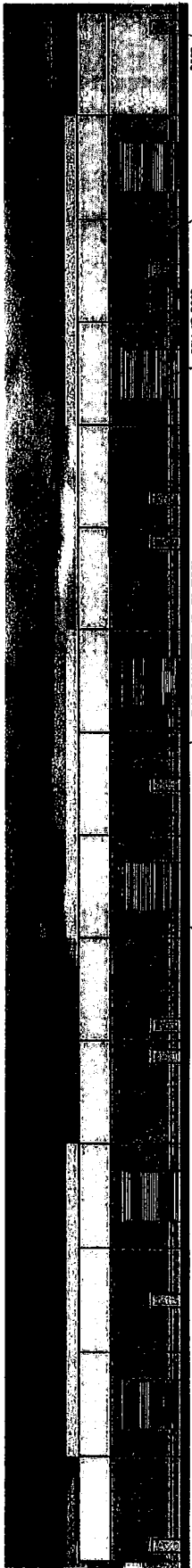
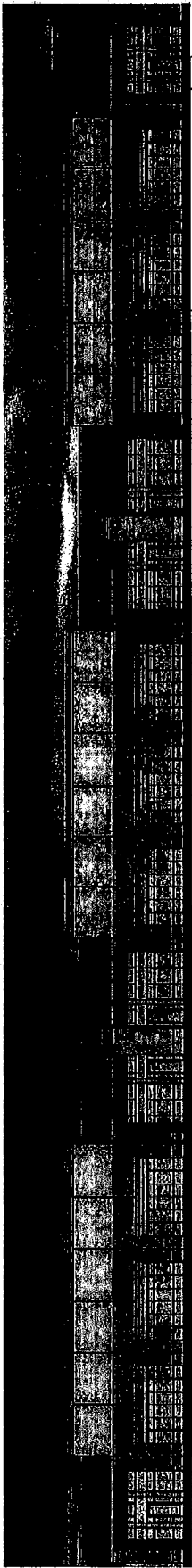
BUILDING #6

VITAE
ARCHITECTURE
PLANNING
INTERIORS



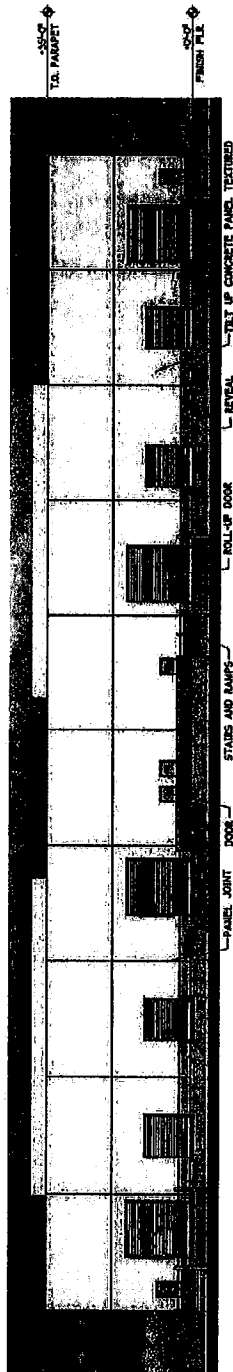
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CREEKSIDE COMMERCE CENTER RANCHO CORDOVA, CALIFORNIA
MAC MILLAN PARTNERS, INC.
BUILDING #7

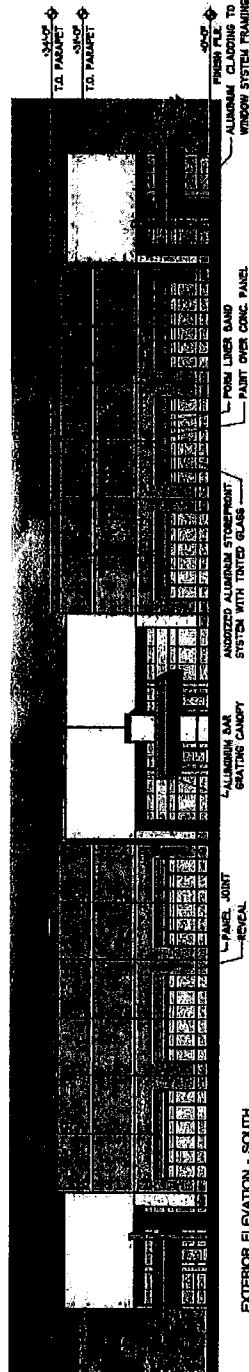


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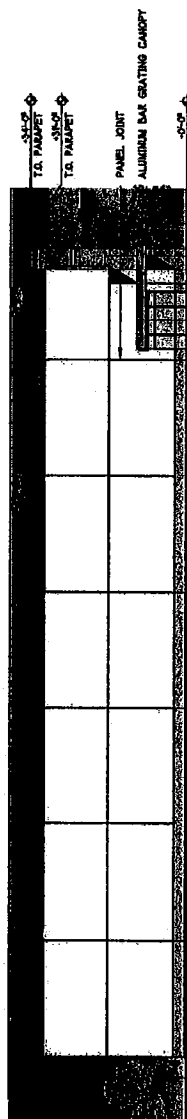
CREEKSIDE COMMERCE CENTER
MAC MILLAN PARTNERS, INC.
RANCHO CORDOVA, CALIFORNIA
BUILDING #8



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EXTERIOR ELEVATION - SOUTH



EXTERIOR ELEVATION - EAST



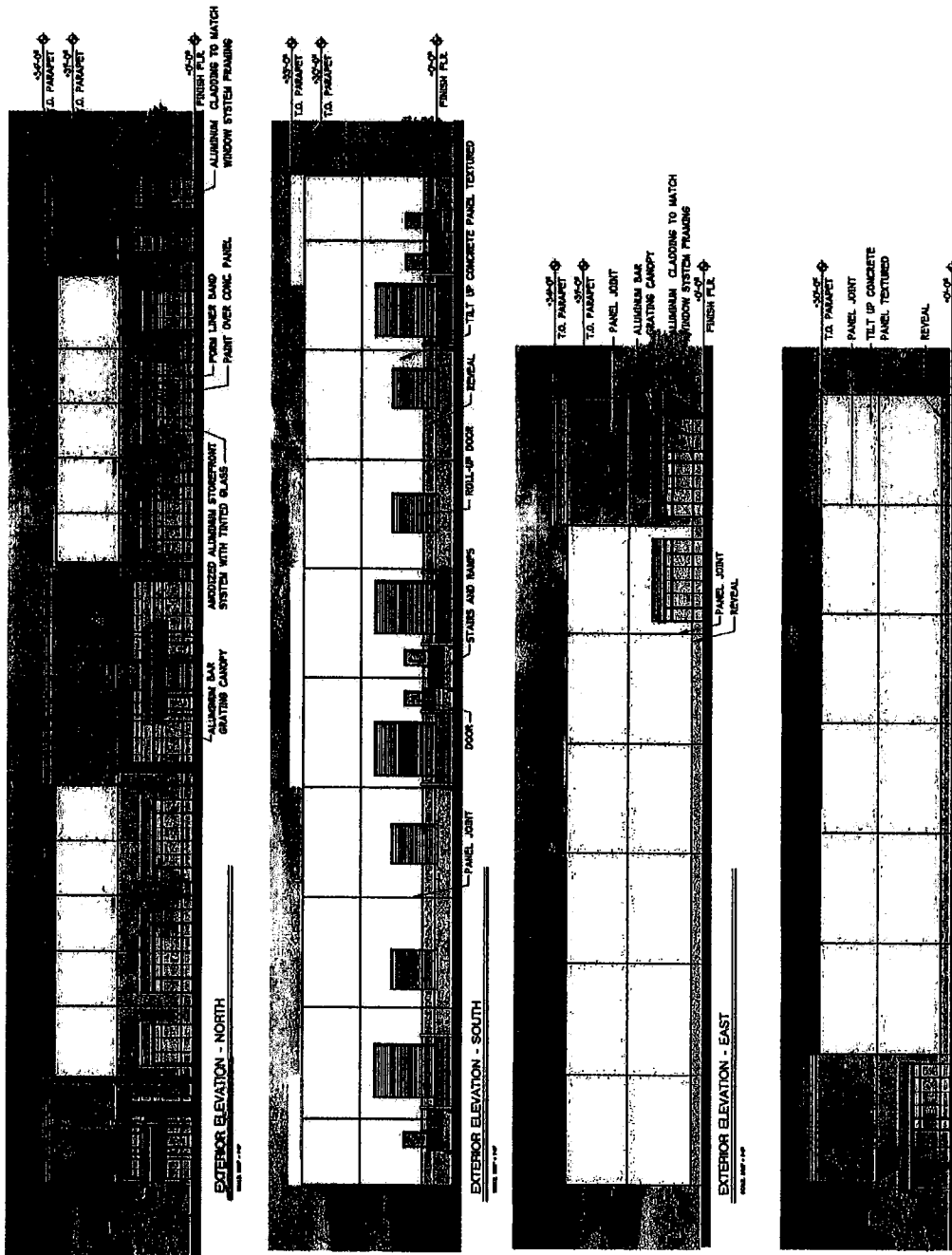
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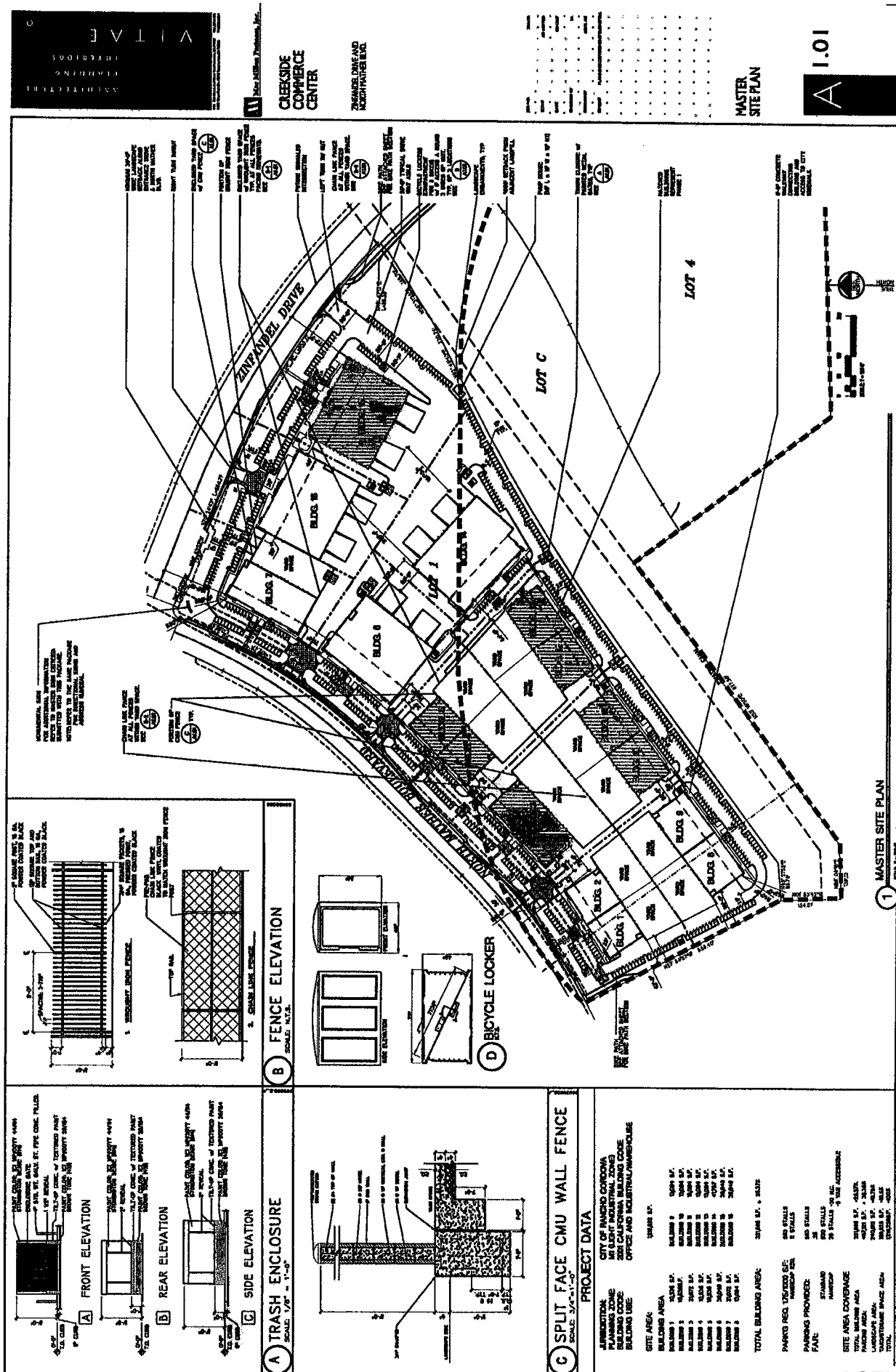
CREEKSIDE COMMERCE CENTER
MAC MILLAN PARTNERS, INC.
RANCHO CORDOVA, CALIFORNIA
BUILDING #9

VITAE
ARCHITECTURE
PLAYING
INTELLIGENTLY



VITAE
ARCHITECTURAL
PLANNING
INTERIORS

CREEKSIDE COMMERCE CENTER
RANCHO CORDOVA, CALIFORNIA
BUILDING # 10
MAC MILLAN PARTNERS, INC.





CREEKSIDE
COMMERCIAL
CENTER

260000 LBS. AND
NORTH HAVELAND

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ZANESVILLE DRIVE AND
NORTH HAVEN BLVD.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000	1001	1002	1003	1004	1005	1006	1007	1008	1009	1010	1011	1012	1013	1014	1015	1016	1017	1018	1019	1020	1021	1022	1023	1024	1025	1026	1027	1028	1029	1030	1031	1032	1033	1034	1035	1036	1037	1038	1039	1040	1041	1042	1043	1044	1045	1046	1047	1048	1049	1050	1051	1052	1053	1054	1055	1056	1057	1058	1059	1060	1061	1062	1063	1064	1065	1066	1067	1068	1069	1070	1071	1072	1073	1074	1075	1076	1077	1078	1079	1080	1081	1082	1083	1084	1085	1086	1087	1088	1089	1090	1091	1092	1093	1094	1095	1096	1097	1098	1099	1100	1101	1102	1103	1104	1105	1106	1107	1108	1109	1110	1111	1112	1113	1114	1115	1116	1117	1118	1119	1120	1121	1122	1123	1124	1125	1126	1127	1128	1129	1130	1131	1132	1133	1134	1135	1136	1137	1138	1139	1140	1141	1142	1143	1144	1145	1146	1147	1148	1149	1150	1151	1152	1153	1154	1155	1156	1157	1158	1159	1160	1161	1162	1163	1164	1165	1166	1167	1168	1169	1170	1171	1172	1173	1174	1175	1176	1177	1178	1179	1180	1181	1182	1183	1184	1185	1186	1187	1188	1189	1190	1191	1192	1193	1194	1195	1196	1197	1198	1199	1200	1201	1202	1203	1204	1205	1206	1207	1208	1209	1210	1211	1212	1213	1214	1215	1216	1217	1218	1219	1220	1221	12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3100 Wilshire Boulevard, Suite 2000
Los Angeles, CA 90048
Tel: 310.277.1111
Fax: 310.277.1112
www.vitae.com

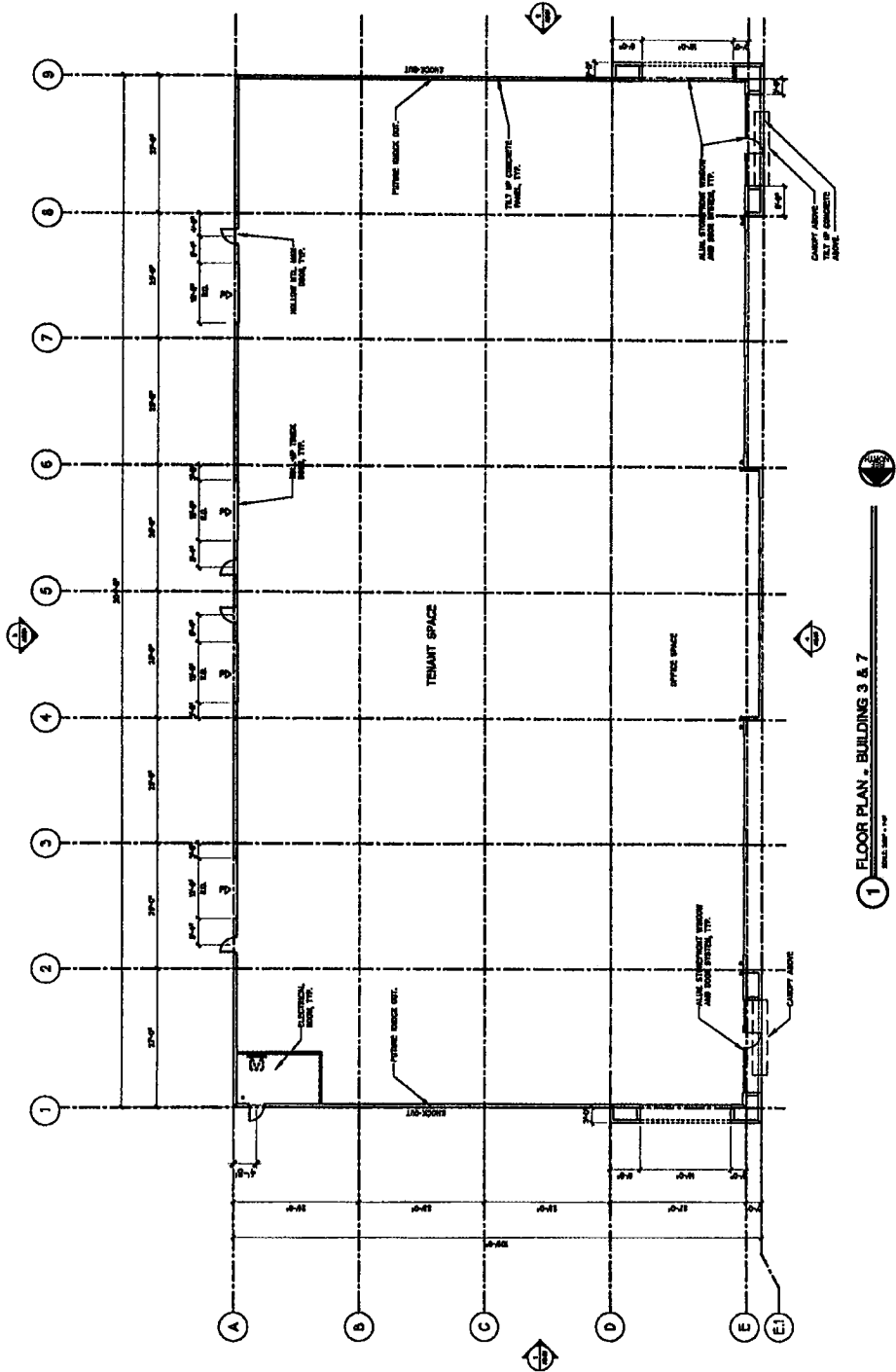
CRENSHAW
COMMERCIAL
CENTER

3100 Wilshire Boulevard, Suite 2000
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Fax: 310.277.1112
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Room	Area	Volume	Notes
101	1,000	28,000	Office Space
102	1,000	28,000	Office Space
103	1,000	28,000	Office Space
104	1,000	28,000	Office Space
105	1,000	28,000	Office Space
106	1,000	28,000	Office Space
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135	1,000	28,000	Office Space
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198	1,000	28,000	Office Space
199	1,000	28,000	Office Space
200	1,000	28,000	Office Space

BLDG. 3 & 7
FLOOR PLAN

A 2.01





ALCANTARA Architects, Inc.

CLERKSIDE
COMMERCE
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FINCHES DRIVE AND
NORTH PARK BLVD.

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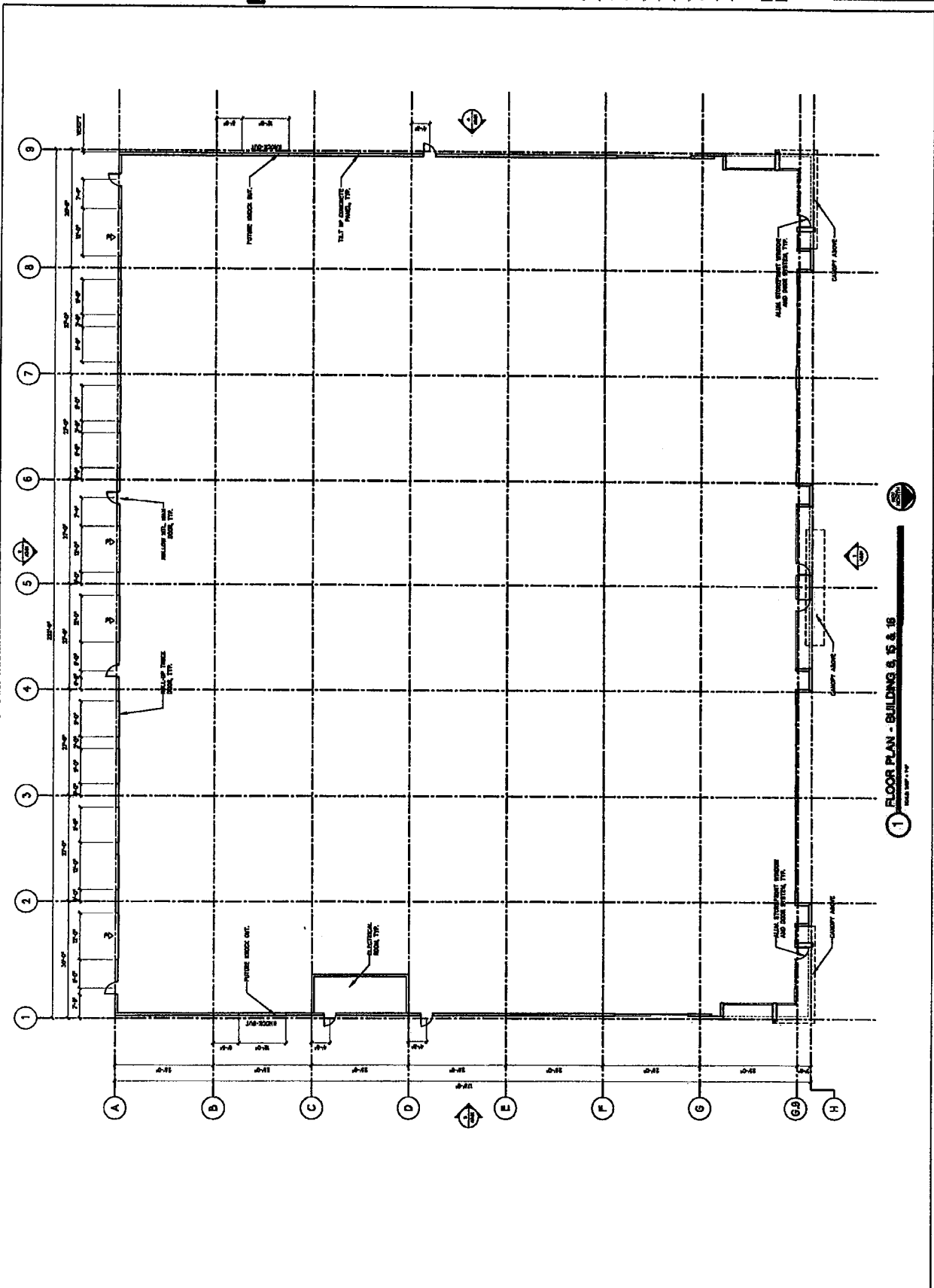
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1 ROOF PLAN, BUILDING 6, 15 & 16



ZINANEL DRIVE AND
NORTH PATHER BLVD.

	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500	2501	2502	2503	2504	2505	2506	2507	2508	2509	2510	2511	2512	2513	2514	2515	2516	2517	2518	2519	2520	2521	2522	2523	2524	2525	2526	2527	2528	2529	2530	2531	2532	2533	2534	2535	2536	2537	2538	2539	2540	2541	2542	2543	2544	2545	2546	2547	2548	2549	2550	2551	2552	2553	2554	2555	2556	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567	2568	2569	2570	2571	2572	2573	2574	2575	2576	2577	2578	2579	2580	2581	2582	2583	2584	2585	2586	2587	2588	2589	2590	2591	2592	2593	2594	2595	2596	2597	2598	2599	2600	2601	2602	2603	2604	2605	2606	2607	2608	2609	2610	2611	2612	2613	2614	2615	2616	2617	2618	2619	2620	2621	2622	2623	2624	2625	2626	2627	2628	2629	2630	2631	2632	2633	2634	2635	2636	2637	2638	2639	2640	2641	2642	2643	2644	2645	2646	2647	2648	2649	2650	2651	2652	2653	2654	2655	2656	2657	2658	2659	2660	2661	2662	2663	2664	2665	2666	2667	2668	2669	2670	2671	2672	2673	2674	2675	2676	2677	2678	2679	2680	2681	2682	2683	2684	2685	2686	2687	2688	2689	2690	2691	2692	2693	2694	2695	2696	2697	2698	2699	2700	2701	2702	2703	2704	2705	2706	2707	2708	2709	2710	2711	2712	2713	2714	2715	2716	2717	2718	2719	2720	2721	2722	2723	2724	2725	2726	2727	2728	2729	2730	2731	2732	2733	2734	2735	2736	2737	2738	2739	2740	2741	2742	2743	2744	2745	2746	2747	2748	2749	2750	2751	2752	2753	2754	2755	2756	2757	2758	2759	2760	2761	2762	2763	2764	2765	2766	2767	2768	2769	2770	2771	2772	2773	2774	2775	2776	2777	2778	2779	2780	2781	2782	2783	2784	2785	2786	2787	2788	2789	2790	2791	2792	2793	2794	2795	2796	2797	2798	2799	2800	2801	2802	2803	2804	2805	2806	2807	2808	2809	2810	2811	2812	2813	2814	2815	2816	2817	2818	2819	2820	2821	2822	2823	2824	2825	2826	2827	2828	2829	2830	2831	2832	2833	2834	2835	2836	2837	2838	2839	2840	2841	2842	2843	2844	2845	2846	2847	2848	2849	2850	2851	2852	2853	2854	2855	2856	2857	2858	2859	2860	2861	2862	2863	2864	2865	2866	2867	2868	2869	2870	2871	2872	2873	2874	2875	2876	2877	2878	2879	2880	2881	2882	2883	2884	2885	2886	2887	2888	2889	2890	2891	2892	2893	2894	2895	2896	2897	2898	2899	2900	2901	2902	2903	2904	2905	2906	2907	2908	2909	2910	2911	2912	2913	2914	2915	2916	2917	2918	2919	2920	2921	2922	2923	2924	2925	2926	2927	2928	2929	2930	2931	2932	2933	2934	2935	2936	2937	2938	2939	2940	2941	2942	2943	2944	2945	2946	2947	2948	2949	2950	2951	2952	2953	2954	2955	2956	2957	2958	2959	2960	2961	2962	2963	2964	2965	2966	2967	2968	2969	2970	2971	2972	2973	2974	2975	2976	2977	2978	2979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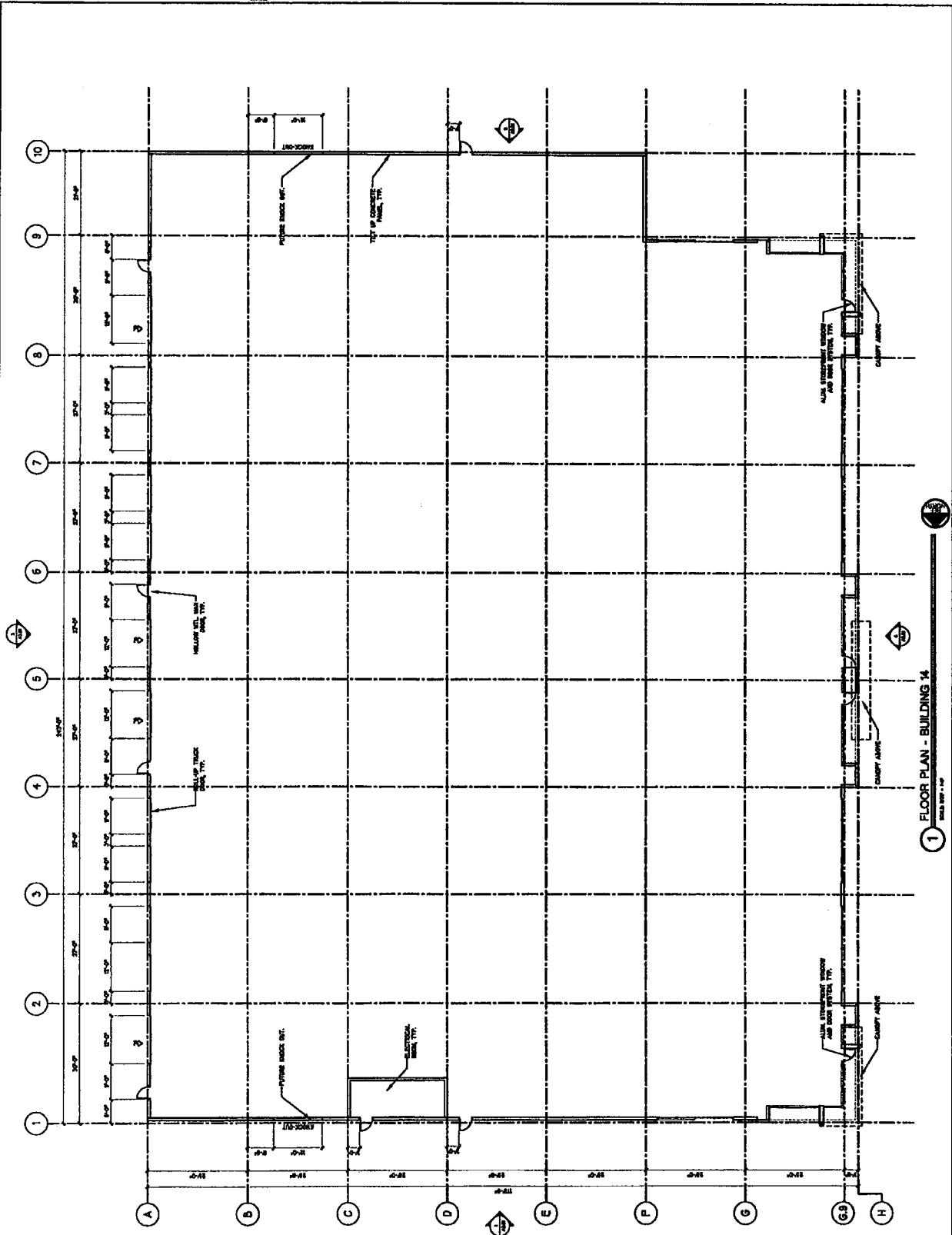
CREEKSIDE
COMMERCE
CENTER

ZEPHYRUS ONE AND
NORTH HAVEN TWO

1	2	3	4	5	6	7	8	9	10
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1	2	3	4	5	6	7	8	9	10
1	2	3	4	5	6	7	8	9	10
1	2	3	4	5	6	7	8	9	10
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1	2	3	4	5	6	7	8	9	10
1	2	3	4	5	6	7	8	9	10
1	2	3	4	5	6	7	8	9	10
1	2	3	4	5	6	7	8	9	10

BLDG. 14
FLOOR PLAN

A 2.01



1 FLOOR PLAN - BUILDING 14
SCALE: 1/8" = 1'-0"



3100 Madison Parkway, Inc.

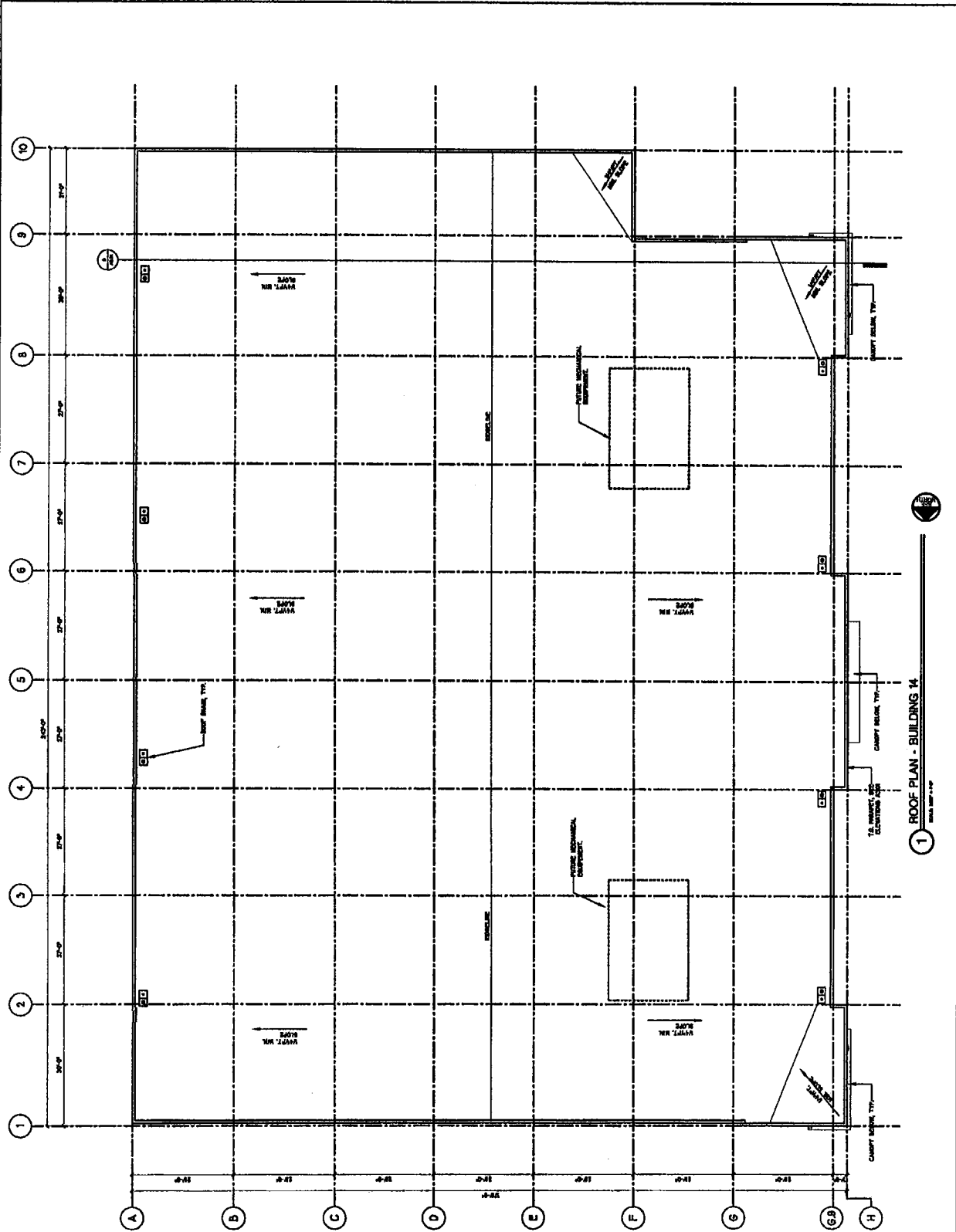
CREEKSIDE
COMMERCE
CENTER

TRUCKS, BUSES AND
LIGHT TRUCKS

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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BLDG 14
ROOF PLAN

A 2.02





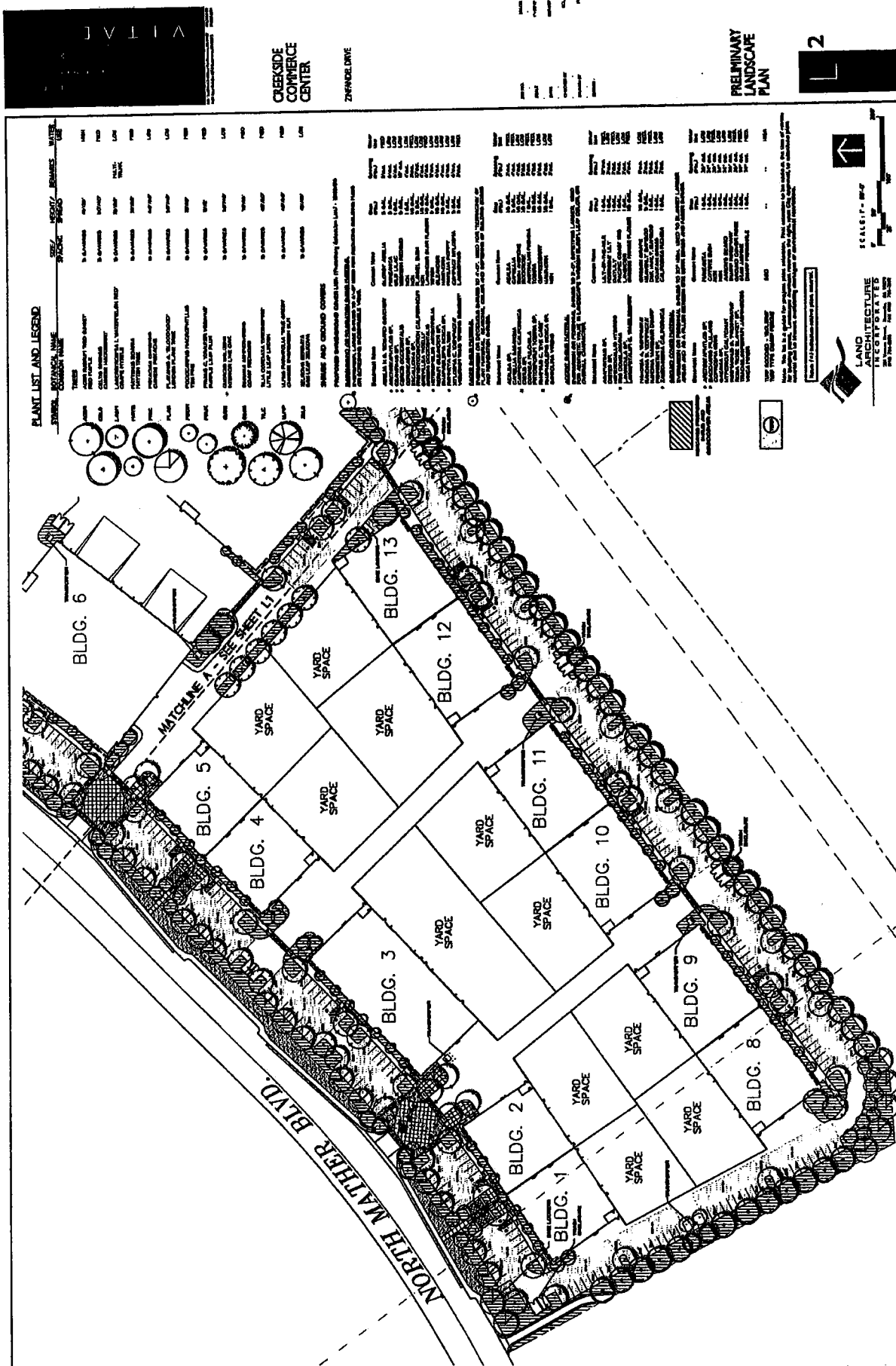
CREEKSIDE
COMMERCE
CENTER

2000000 LINE AND
HORIZONTAL SCALE

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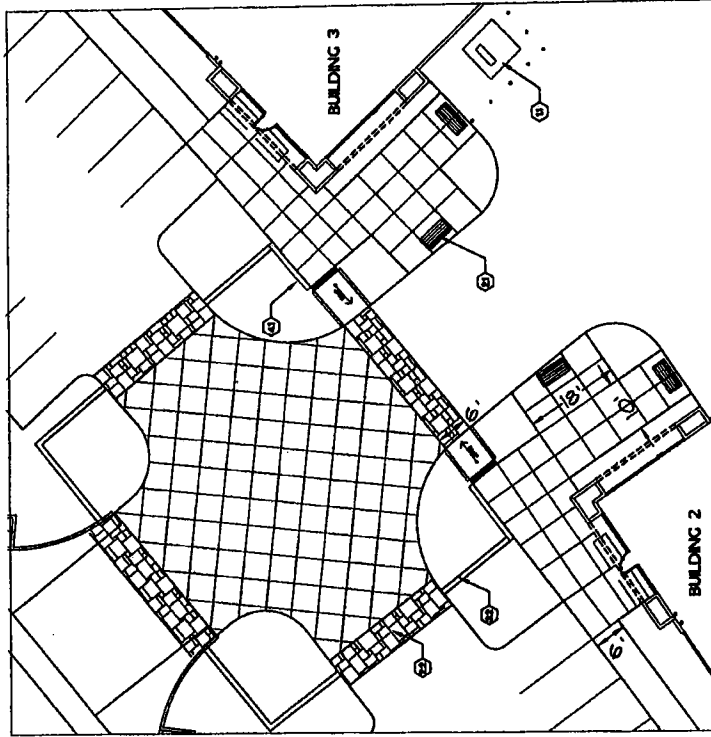


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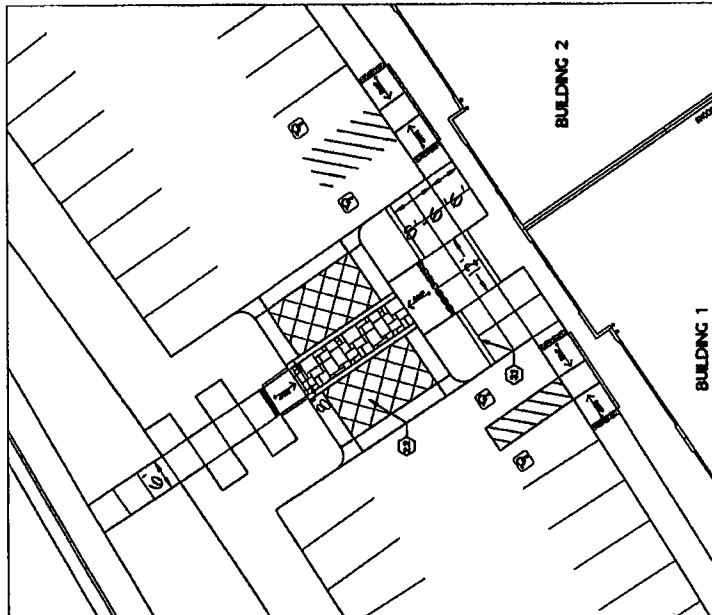
3



B PLAZA BETWEEN BUILDINGS 2 AND 3
SCALE: 1" = 10'-0"

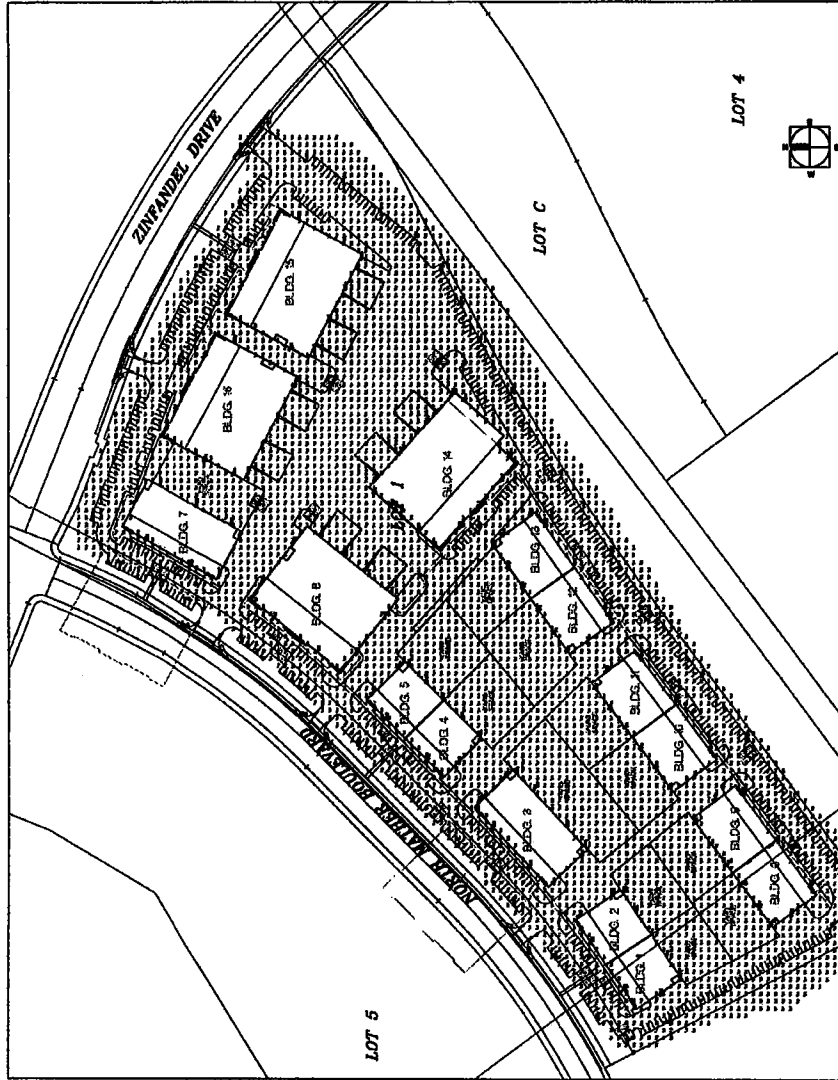
**LANDSCAPE CONSTRUCTION
KEY NOTES**

- 01-GENERAL KEY NOTES
- 02-TRANSMISSIONS - SEE ELECTRICAL PLANS
- 03-SEE WORK KEY NOTES
- 04-PROVIDE BENCHES W/BACK
- 05-ACCENT PAVING
- 06-CONCRETE KEY NOTES
- 07-PROVIDE 18" CONCRETE BATHWALL
- 08-CONCRETE MOUNTING
- 09-WOODEN KEY NOTES
- 10-PROVIDE 18" LIGHT GRILL
- 11-PROVIDE 18" LIGHT GRILL
- 12-PROVIDE 18" LIGHT GRILL
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- 88-PROVIDE 18" LIGHT GRILL
- 89-PROVIDE 18" LIGHT GRILL
- 90-PROVIDE 18" LIGHT GRILL
- 91-PROVIDE 18" LIGHT GRILL
- 92-PROVIDE 18" LIGHT GRILL
- 93-PROVIDE 18" LIGHT GRILL
- 94-PROVIDE 18" LIGHT GRILL
- 95-PROVIDE 18" LIGHT GRILL
- 96-PROVIDE 18" LIGHT GRILL
- 97-PROVIDE 18" LIGHT GRILL
- 98-PROVIDE 18" LIGHT GRILL
- 99-PROVIDE 18" LIGHT GRILL
- 100-PROVIDE 18" LIGHT GRILL



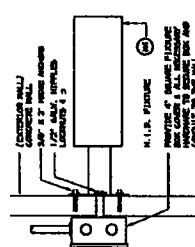
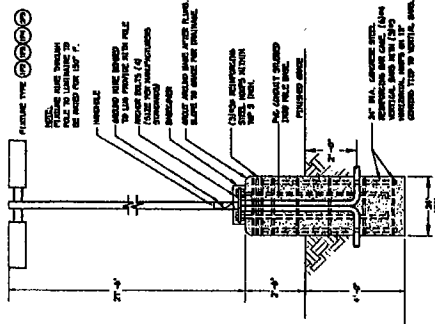
A PLAZA BETWEEN BUILDINGS 1 AND 2
SCALE: 1" = 10'-0"

MARSH & KELLO  ELECTRIC INC. INCORPORATED 1000 W. 10TH AVE. DENVER, CO. 80202 Tel. 333-1111 Telex 333111  NEMA MEMBER SINCE 1964	THIS IS A DESIGN-BUILD PROJECT AND MARSH & KELLO ELECTRIC, INC. HAS BEEN SELECTED BY THE CLIENT AS THE DESIGNER AND CONSTRUCTOR OF THE FOLLOWING: CREEKSIDE COMMERCIAL CENTER 1000 W. 10TH AVE., DENVER, CO. 80202	Panattoni CORPORATION NEW YORK MANHATTEN, NY 10020 PROJEST	CREEKSIDE COMMERCIAL CENTER SHEET	SITE PLAN-PHOTOMIC PRINT OUT	<table border="1"> <tr> <td>DRAWN BY</td> <td>LWS</td> </tr> <tr> <td>CHECKED BY</td> <td>LWS</td> </tr> <tr> <td>DATE</td> <td>5-2-88</td> </tr> <tr> <td>SCALE</td> <td>AS SHOWN</td> </tr> <tr> <td>JOB NO.</td> <td>3005</td> </tr> <tr> <td>REVISIONS</td> <td></td> </tr> </table>	DRAWN BY	LWS	CHECKED BY	LWS	DATE	5-2-88	SCALE	AS SHOWN	JOB NO.	3005	REVISIONS	
DRAWN BY	LWS																
CHECKED BY	LWS																
DATE	5-2-88																
SCALE	AS SHOWN																
JOB NO.	3005																
REVISIONS																	

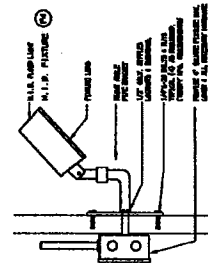
[illegible]

SITE PLAN-PHOTOMETRIC PRINT OUT

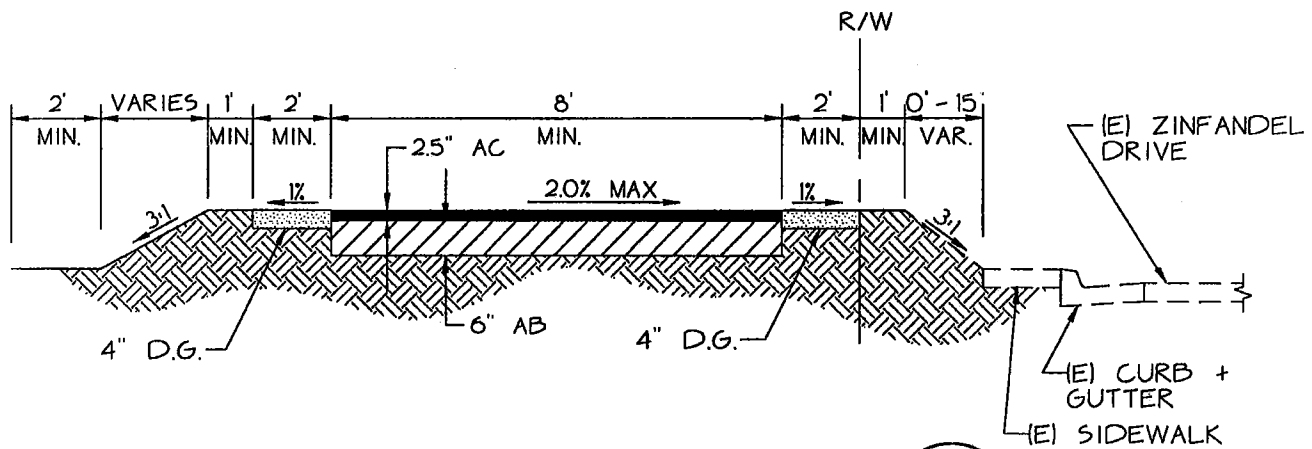
POLE MOUNTED FIXTURE DETAIL



EXTERIOR FLOOD LIGHT WALL MOUNTED DETAIL

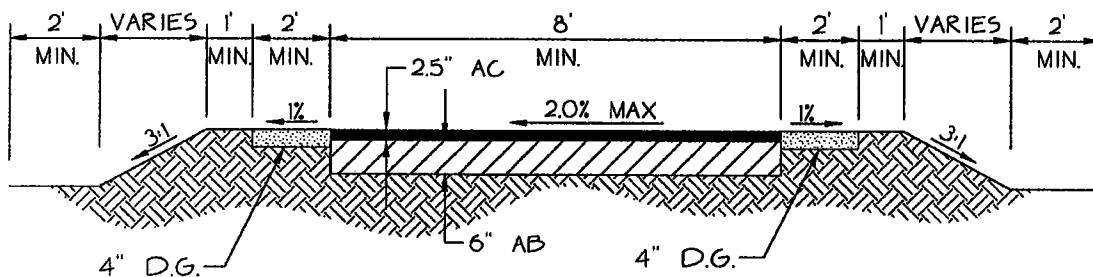


NOTE:
POSITIONING RELATING LOCATIONS OF SPACED JOINTS. APPLY A BOND OF SUITABLE
NON-CREOSOTED SEALANT ALONG HORIZONTAL TOP AND VERTICAL LEFT AND RIGHT EDGES
OF EACH JOINTING PLATE PRIOR TO CONCRETE POUR. TO PREVENT MOISTURE.

**BIKE PATH SECTION**

EASTERN CONNECTION

N.T.S.

A**BIKE PATH SECTION**

WESTERN CONNECTION

N.T.S.

B**BIKE PATH SECTION**

1001 ENTERPRISE WAY, SUITE 100
 ROSEVILLE, CA 95678
 PH. (916) 783-8898
 FAX (916) 783-8222

SCALE: NONE

DATE: 03-08-2007

DRAWN BY: NMC

REVISED:

APPROVED BY:

DWG:

DESIGNED BY: NMC

JOB NO: 1604-00-0903

S:\Proj\1604\Cad\Exhibits\1604BikePathSection.dwg, 03/08/07 12:28:06pm, Nova

Exhibit B2

RECEIVED

Creekside Commerce Center

MASTER SIGN CRITERIA

MAR 16 2007

RANCHO CORDOVA
PLANNING

PLANNED SIGN PROGRAM
Corner of Zinfandale and North Mather
Rancho Cordova, California

Introduction

Objective

The Creekside Commerce Center Master Sign Criteria has been established to provide a professional sign program that is beneficial to the City of Rancho Cordova and to Creekside Commerce Center's tenants and the public. In support of this objective, the following qualities were blended into the design and scope of work within this program:

- Creative and original designs
- Integration with project architecture
- High quality workmanship and materials

Each tenant will be provided with a copy of the Master Sign Criteria as their first step in obtaining signs within the Creekside Commerce Center. This criteria will be entitled "Master Sign Criteria" for the Creekside Commerce Center and will be a part of the tenant lease agreement. Tenants will be required to comply with the sign criteria and with the City of Rancho Cordova zoning codes.

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I. General Information

1. Tenant shall submit, before fabrication, four (4) copies of the proposed signs, including one (1) copy, which is to be colored, to Landlord for written approval. The drawing shall show the sign(s) in relationship to the fascia over the storefront. The four (4) copies must include total number, location, size and style of lettering, material, type of illumination (if any), installation details, color selection, logo design and wall graphics, and must comply with the City of Rancho Cordova Sign Requirements.
2. All permits for signs shall be obtained and paid for by Tenant. Tenant shall pay for all signs and their installation and maintenance.
3. Tenant shall be responsible for the fulfillment of all requirements and specifications, and construction shall adhere to all codes and ordinances.
4. The size, location, design, color, texture, lighting and materials of these signs shall in no way detract from the design of the Creekside Commerce Center and the surrounding properties.
5. Signs to be installed within (30) thirty days of delivery of premises to Tenant.

I. Center Identity Wall (refer to Sign Exhibit A)***A. Materials***

1. The materials and colors, shall be compatible with the buildings.
 - a. Indirectly illuminated with ground level flood light system.

B. Location

1. The center identity wall shall be set back at least ten (10) feet from all property lines.
2. The center identity wall shall be located on the corner of North Mather Boulevard and Zinfandale Drive.

C. Height, and Overall Sign Area

1. The maximum height shall be seven (6) feet with a ten foot setback.
2. The maximum area of the project monument sign excluding the base and/or embellishments shall be no larger than (100) one hundred square feet.

II. Monument Signs (refer to Sign Exhibit B)***A. Materials***

1. The materials and colors, shall be compatible with the buildings.
 - a. Internally Illuminated: Rout out tenant face with 1/2" push through acrylic and applied 3M graphic file or indirectly illuminated with ground level flood light system. 1/2" Thick FCO tenant graphics.

B. Location

1. Monument signs shall be set back at least ten (10) feet from all property lines.
2. Signs to be placed in front of buildings 6, 7, 15 & 16 at the entrance walkways from the street that is in the middle of the front elevation.

C. Height, and Overall Sign Area

1. The maximum height shall be ten (10) feet with a ten foot setback.

CREEKSIDE COMMERCE CENTER

sign program

page 3

2. The maximum area of the project monument sign excluding the base and/or embellishments shall be no larger than (50) fifty square feet.

D. Tenant Sign Area, Material and Letter Size

1. Numbers, letters and logos shall be in contrasting color to the background color and to be approved by the landlord.

2. Typestyle and logos are to be approved by landlord.

III. Directional Sign (refer to Sign Exhibit C)

A. Materials

1. Architectural radius post with flush mounted panel. Colors, shall be compatible with the buildings.

B. Location

1. Signs sign shall be set back at least ten (10) feet from all property lines.

2. Signs to be placed in front of buildings 1, 2, 3, 4, 5, 6, 7 & 16 at the entrance walkways form the street.

C. Height, and Overall Sign Area

1. The maximum height shall be four (4) feet with a ten foot setback.

2. The maximum area shall be no larger than (6) six square feet.

D. Graphics

1. Address numerals and directional copy in a uniform and contrasting color to the background are allowed. Tenant names, identification or logos are prohibited.

IV. Wall/Fascia Sign

A. Number of Wall Signs

1. The tenants are permitted one (1) sign on the storefront, one (1) sign facing the courtyard (Building 14 only) The total area of sign(s) cannot exceed what is allowed for each tenant.

B. Location of Wall Signs

1. Wall signs shall not extend above or below the fascia band and /or wall facade line on which it is placed and shall not interrupt major architectural features on the building, such as doors, windows, tile embellishments and reveal lines.

2. Wall signs shall be centered vertically on the fascia.

C. Area of Wall Signs

1. Buildings with a fifty (50) feet or greater set back from the street right of way are allowed a total area of all signs not to exceed three (3) square foot per linear foot of tenant frontage. (3:1 Ratio)

2. Buildings designed with a courtyard entrance or a side of the building other than facing a public street are allowed a total area of all signs not to exceed two (2) square foot per linear foot of tenant frontage. (2:1 Ratio)

3. The length of wall signs shall not exceed seventy percent (75%) of the length of the tenant space facade or building facade.

4. "Area of wall sign" means the total area of the sign contained within a rectangle or square drawn completely around the display surface, or drawn completely around the individual letters or logos.

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sign program

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D. Size of Wall Signs

1. Sign characters and or logo's shall have a maximum height of (24) twenty-four inches.
2. An additional 6" (six inches) will be allowed for ascenders and/or descenders.

E. Wall Sign Construction and Design

1. All tenant signs shall be of individual letter construction (except when letters, graphic representations, and/or borders are connected and combined to form the company logotype as a single unit).
2. A sign may consist of a company logo and/or company name only. Other wording is permitted at the discretion of Landlord.
3. Fascia signs shall be made up of individual internally illuminated channel letters, Halo illuminated channel letters and or Non-illuminated letters. All signs, and return color shall be approved by Landlord and the City of Rancho Cordova.

Each letter, number or logo shall be designed as follows:

- a. Illuminated letters. Return shall be 5" deep, .063 aluminum, with 1" corresponding trim-cap. Internal neon illumination.
- b. Halo-illuminated letters. Return shall be 3 1/2" deep, .125 aluminum face, with clear lexan backs. Internal neon illumination.
- c. Non- Illuminated letters greater than 8" shall have a minimum thickness of 1". Letters less than 8" shall have a minimum thickness of 1/4".
4. Letter style and letter face color to be Tenant's choice with Landlord's approval.

V. Restrictions

1. Painted, "A-frame", flashing, moving, animated, audible, revolving or other signs that create the illusion of animation are not permitted.
2. No exposed neon shall be used on the building fascia. Exposed bulb signs are not permitted.
3. No exposed junction boxes, lamps, tubing, conduits, raceways or neon crossovers of any type are permitted, unless approved by Landlord and the City of Rancho Cordova.
4. There shall be no roof top signs, or signs, which extend above the parapet wall or the roofline of the building to which they are attached.
5. Vertical copy or signs projecting perpendicular to the building are not permitted.
6. Advertising devices such as attraction boards, posters, banners and flags will not be permitted. Promotional banners are to be utilized on a temporary basis subject to approval by Landlord (which approval shall be in Landlord's sole discretion). Any such banners must comply with the City of Rancho Cordova's Sign Ordinance.

CREEKSIDE COMMERCE CENTER

sign program

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7. No signs that create a traffic safety hazard by interfering with a driver's sight line shall be allowed.
8. No inflated/Lighter-Than-Air signs shall be allowed.
9. No Off-premises signs shall be allowed.
10. No portable signs shall be allowed.
11. No signs on natural features or other structures shall be allowed.
12. No signs without a permit shall be allowed.
13. No simulated traffic signs shall be allowed.
14. No signs on vehicles, including trailers, when a vehicle is parked or stored on property for the purpose of identifying a business or advertising a product on the same site or a different site, unless the sign is permanently fixed to the vehicle, and the vehicle is used by the business to conduct its daily operations on a regular basis.

CREEKSID COMMERCE CENTER

sign program

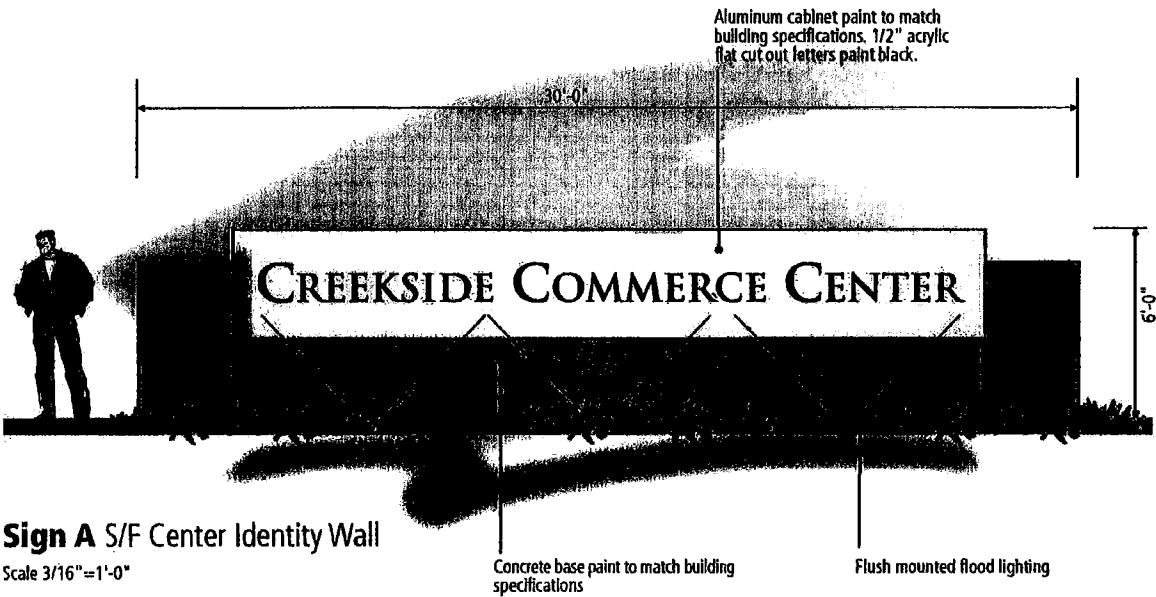
Center Identity Wall

page 6



Plan View

Scale 3/16"=1'-0"



Sign A S/F Center Identity Wall

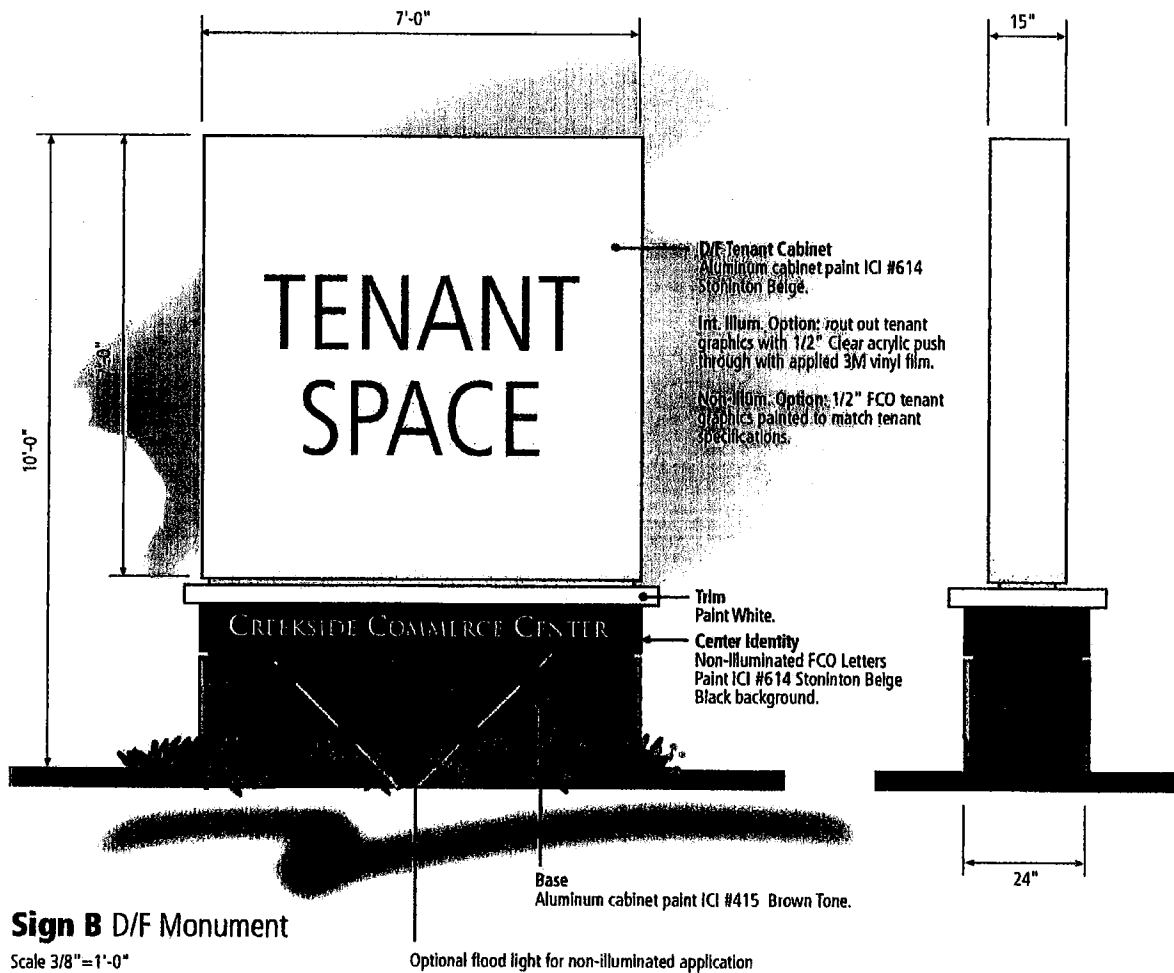
Scale 3/16"=1'-0"

CREEKSIDE COMMERCE CENTER

sign program

Monument

page 7

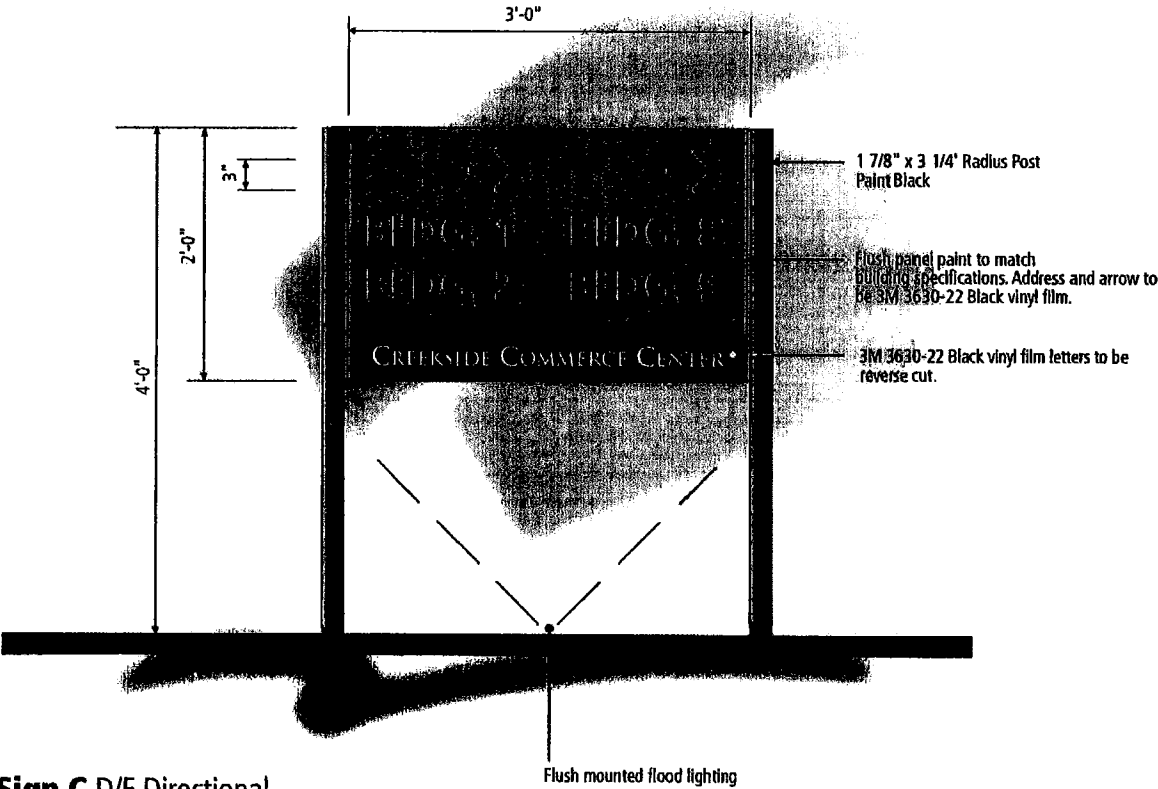


CREEKSIDE COMMERCE CENTER

sign program

Directional

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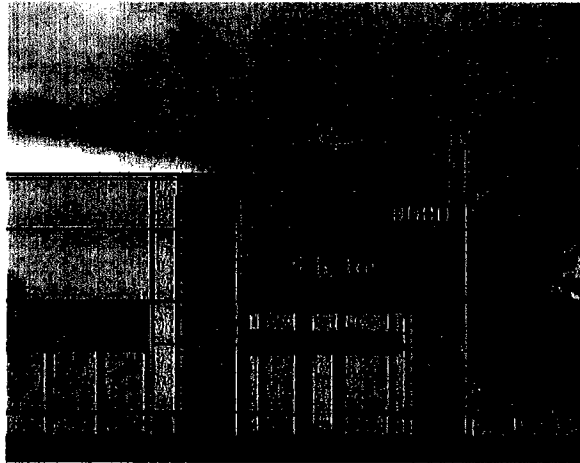
Sign C D/F Directional
Scale 3/4"=1'-0"

CREEKSIDE COMMERCE CENTER

sign program

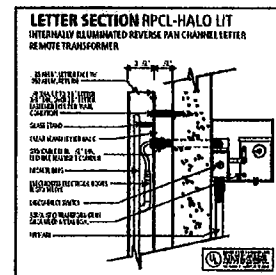
Typical Elevation

page 9

**Sign D** Halo-Illum. Address Numeral

Scale 1/4" = 1'-0"

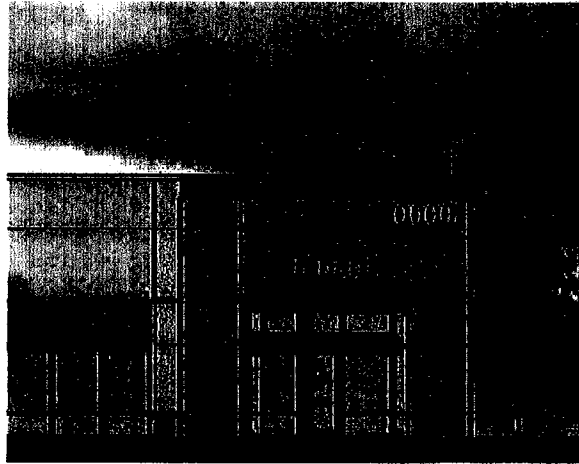
Rev. Pan Address Numerals
 3 1/2" Deep Reverse Pan Channel. Halo Illuminated,
 painted 313 Bronze Finish.

**CREEKSIDE COMMERCE CENTER**

sign program

Typical Elevation

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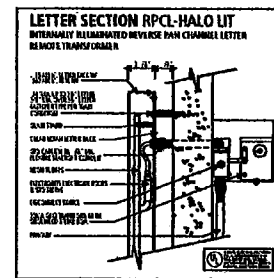


24" **Tenant**

Scale 1/4"=1'-0"

Rev. Pan Tenant Letters
3 1/2" Deep Reverse Pan Channel. Halo Illuminated,
Colors per tenant specifications.

Refer to Exhibits and Sign Code for square footage
requirements and specifications.

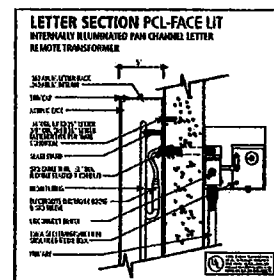


24" **Tenant**

Scale 1/4"=1'-0"

Illum. Tenant Letters
5" Pan Channel letters per tenant specifications.

Refer to Exhibits and Sign Code for square footage
requirements and specifications.



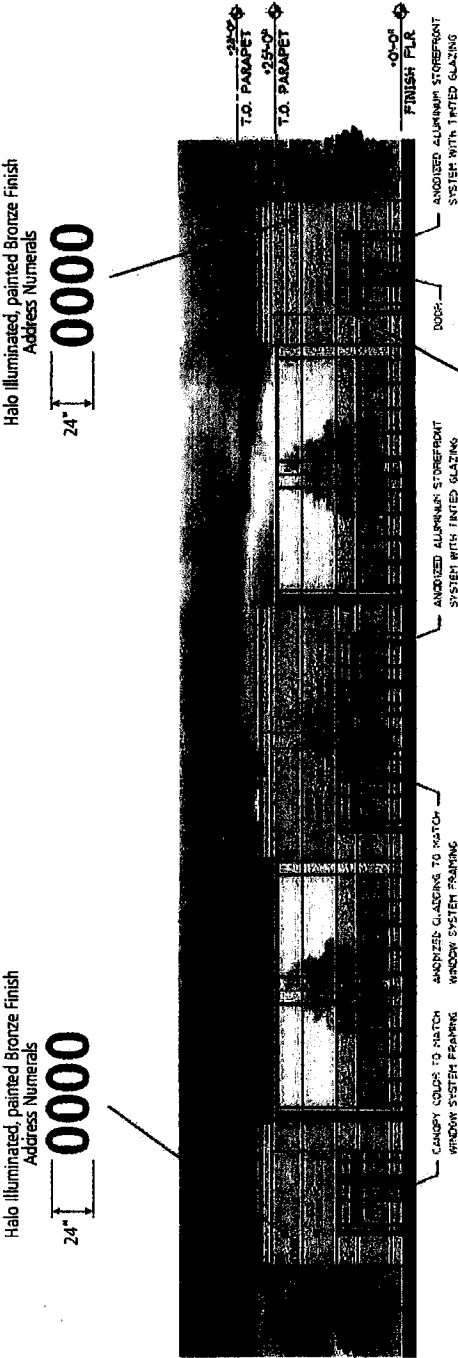
CREEKSIDE COMMERCE CENTER

sign program



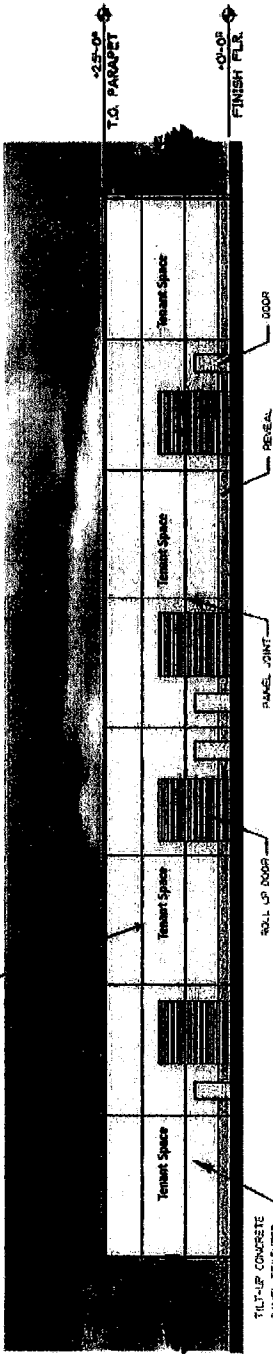
Building #3,7

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EXTERIOR ELEVATION - WEST

24" Max. Tenant Space
2 to 1 Square Footage Sign Area to Building Frontage



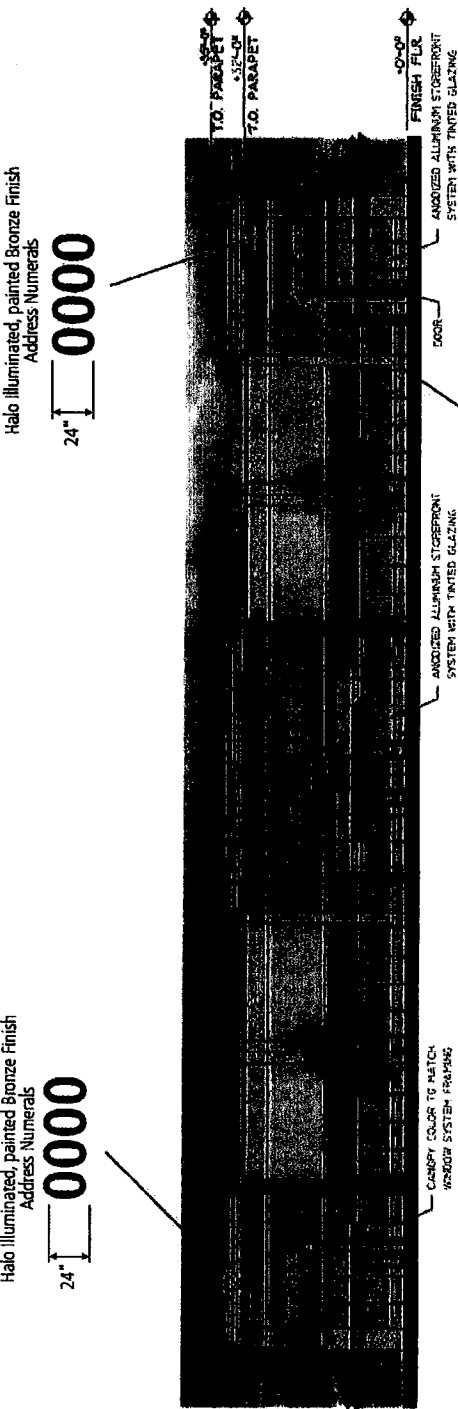
EXTERIOR ELEVATION - EAST

CREEKSIDE COMMERCE CENTER

sign program

Building #6,15

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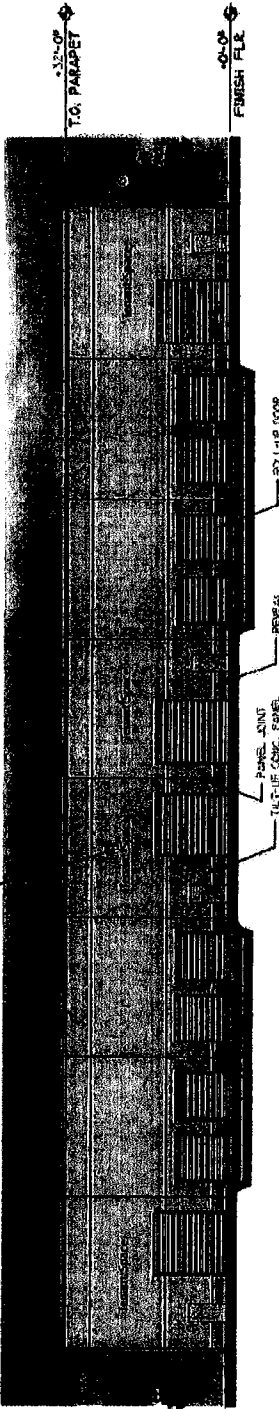


24" Max. 0000 Tenant Space

3 to 1 Square Footage Sign Area to Building Frontage

24" Max. 0000 Tenant Space

2 to 1 Square Footage Sign Area to Building Frontage

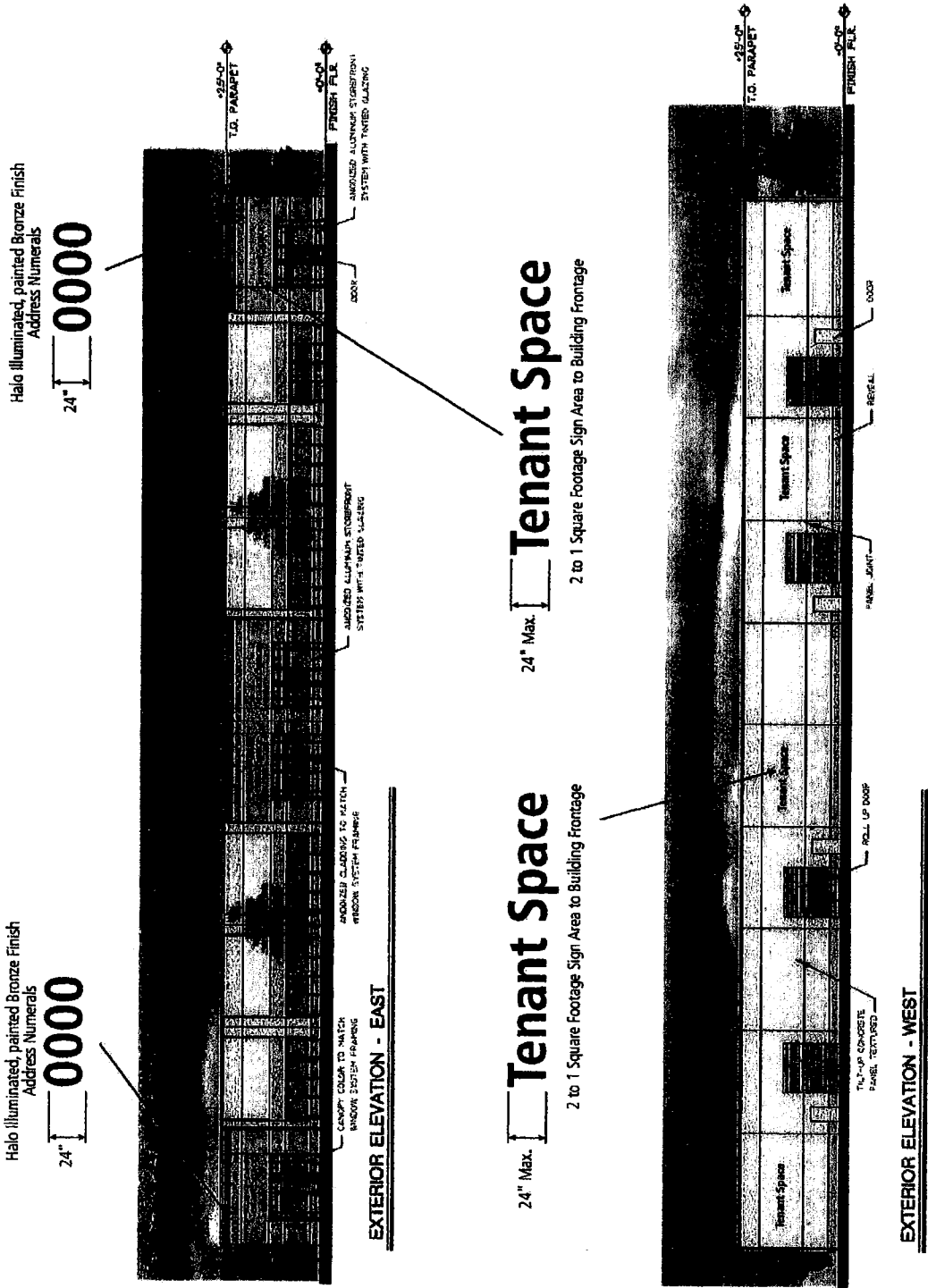


CREEKSIDE COMMERCE CENTER

sign program

Building #8,9

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CREEKSIDE COMMERCE CENTER

sign program

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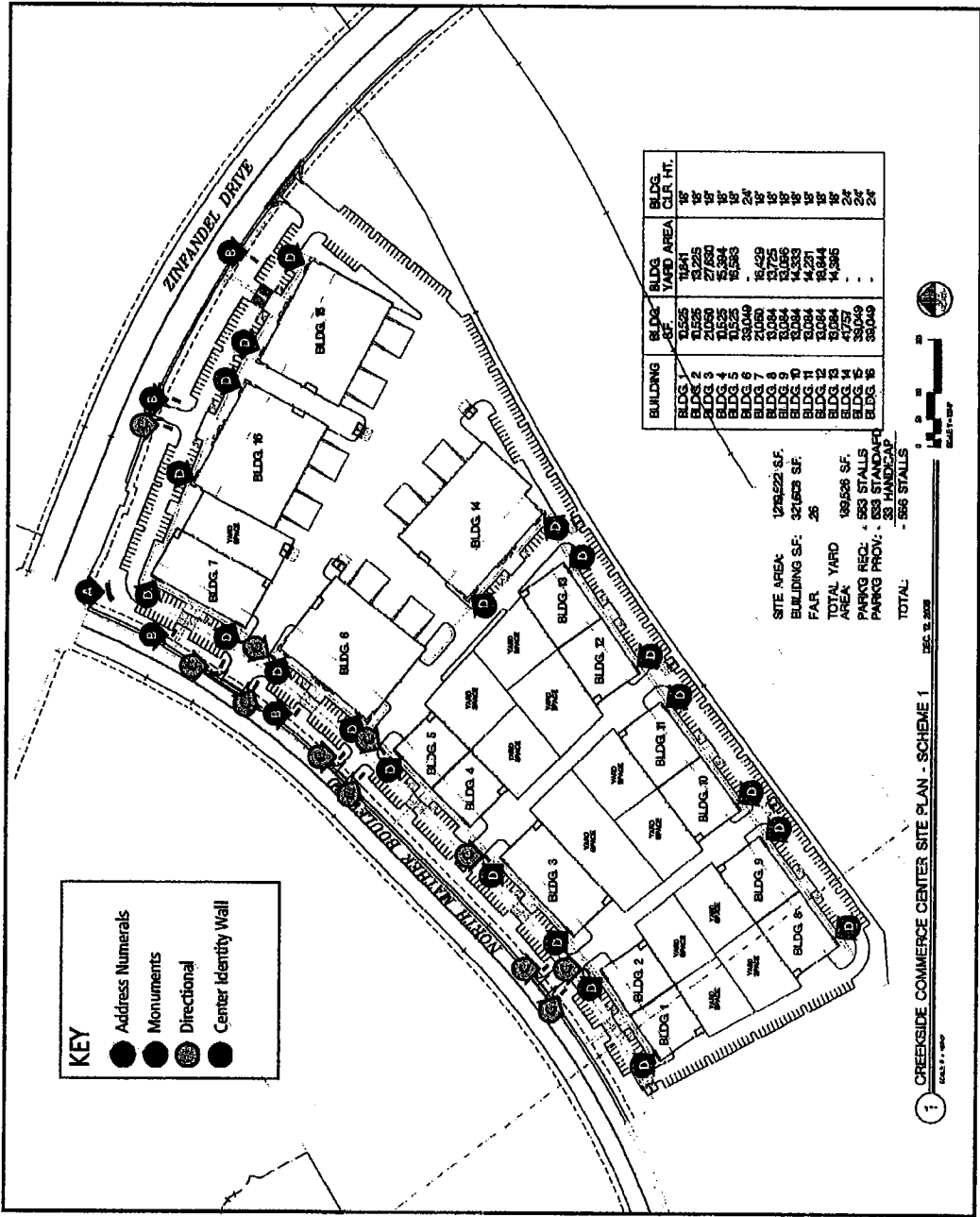
sign program

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Site Plan

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CREEKSIDE COMMERCE CENTER

sign program

Conditions of Approval

	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
1.	This approval is for a sixteen building light industrial building complex with a total building area of 321,608 square feet on sixteen parcels with a total site area of 28.0 acres. Approved entitlements include: tentative subdivision map (dated April 18, 2007) and design review package (dated March 16, 2007). The project shall be constructed in substantial compliance with these documents. The Creekside Commerce Center, Master Sign Criteria document dated March 26, 2007 is approved. All signage on the property is subject to the requirements of this document.	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.	Planning	
3.	The Tentative Subdivision Map approval is valid for three years from the date of City Council approval, unless an extension of time is subsequently approved per Government Code Section 66452.6(e).	Planning	
4.	Repair all damage to City streets associated with construction of the project. Applicant shall repair any damage attributable to the project upon notification from the City.	Public Works	

Conditions of Approval

Prior to Issuance of Grading or Improvement Plan Approval				
5.	The Application shall implement the Mitigation Measures contained within the Village of Zinfandel EIR (Villages EIR), certified by the County in 1998 (State Clearinghouse #1996042019). A deposit in the amount of \$5,000 shall be submitted to the City.	Prior to Improvement Plan or Grading Permit whichever is first	Planning and referenced agencies	
6.	To protect land uses within 1,000 feet of the former land fill site south of the property implement specific measure developed by the California Integrated Waste Management Board (CIWMB). Measures that require physical improvements shall be shown on all improvement and grading plans.	Prior to Improvement Plan or Grading Permit	Planning / Public Works	
7.	Applicant shall pay any outstanding staff costs associated with the preparation and processing of the Tentative Parcel Map, Site Plan, Design Review package and related documents.	Prior to Improvement Plan or Grading Permit	Planning	
8.	A copy of the road maintenance agreement shall be provided to the Fire District with the site improvement or Civil Engineering drawings upon submittal for review. If the roadway agreement is not provided with the site improvement or civil engineering drawings, it shall be presented to the Fire District prior to the issuance of any construction permit.	Prior to Improvement Plan or Grading Permit	Metro Fire	
9.	Plans shall be submitted to the fire prevention bureau showing hydrant locations for review and approval prior to construction. Fire hydrant details and fire department notes shall be shown on the site plans or improvement drawings.	Prior to Improvement Plan approval	Metro Fire	
10.	Install a dual plumbed system (as required by City Resolution 11-2006) with one potable system and one system, a purple pipe system, for irrigation use only in new parks, golf courses, school fields, street medians and commercial/industrial areas. This scenario also includes the installation of the public recycled water distribution systems within new	Prior Improvement Plan approval	Public Works	

Conditions of Approval

	developments. This requirement shall be installed to the satisfaction of the City Engineer, prior to acceptance of the system for public maintenance.			
11.	Enter into a frontage agreement for construction of public improvements to the satisfaction of the Public Works Department.	Prior to approval of improvement plans	Public Works	
12.	Number, size, and location of driveway are subject to approval by the Public Works Department.	Prior to approval of improvement plans	Public Works	
13.	Provide street lighting as required by the City of Rancho Cordova Code. Street Lighting shall conform to all City improvement standards, and necessary easements shall be granted to accommodate those standards.	Prior to approval of improvement plans	Public Works	
14.	Applicant shall photo-document the condition of adjacent streets sidewalks and infrastructure to the satisfaction of the Public Works Department.	Prior to approval of improvement plans	Public Works	
15.	Submit a final site lighting plan that complies with the City Design Guidelines and submit to Planning Director for review and approval, as follows: • Lighting is limited to eighteen feet in height. Some additional height may be permitted at the discretion of the Planning Director for safety and security concerns. • Decorative bases are required for all light poles (e.g. exposed aggregate, stone, or decorative concrete). Light poles placed in planter areas that do not require tall concrete bases, do not require decorative bases. • Lighting shall be equipped with vandal –resistant covers. • All exterior doors shall be illuminated.	Prior to approval of improvement plans	Planning	
	Concurrent with the Final Map			
16.	Reciprocal access and roadway maintenance agreements shall be provided for the interior roadways of the proposed complex/subdivision. The roadway maintenance and reciprocal access agreements shall be	Concurrent with the Final Map	Metro Fire	

Conditions of Approval

	recorded with the Public Records Office having jurisdiction and shall provide for the following: • Provisions for the necessary repair and maintenance of the roadway surface. • Removal of vegetation overgrowing the roadway and infringing on the roadway clear vertical height of thirteen feet six inches (13'6") and/or width of twenty feet (20'). • Provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE LANE signage or striping. • Provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems • Unrestricted use of and access to the roadways covered by the agreements. • Provisions for the control of vehicle parking in prohibited areas and a mechanism for the removal of vehicles illegally parked.			
17.	Provide onsite and offsite drainage easements and facilities pursuant to the Floodplain Management Ordinance, Water Agency Code and Improvement Standards and the Villages of Zinfandel Drainage Master Plan. Provide any fee required by the Water Agency Code and approved Village of Zinfandel finance plan.	Concurrent with the Final Map	Water Resources / Public Works	
18.	Property Owner/Applicant shall provide 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.	Concurrent with the Final Map or building permit, whichever occurs first.	Public Works	
19.	Property Owner/Applicant shall provide a funding mechanism for maintenance services for all new public improvements associated with the project including but not limited to streets, bridges/culverts, traffic signals, traffic signs, striping and legends, ITS operations, and street lights. This 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.	Concurrent with the Final Map or issuance of building permit, whichever occurs first.	Public Works	

Conditions of Approval

20.	Property Owner/Applicant shall participate in the provision of funding to provide transit-related services by voting to approve a special tax for the parcels created by this subdivision approval. The tax shall be the per parcel annual amount (with appropriate 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 recording of the final map. 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.	Concurrent with the Final Map or issuance of building permit, whichever occurs first.	Public Works	
21.	The final Map shall show an Irrevocable Offer of Dedication (IOD) as indicated on IOD Exhibit (Figure 1)	Concurrent with the Final Map	Public Works	
22.	Dedicate a standard 12.5-foot Public Utility Easement for underground facilities and appurtenances adjacent to all public ways, private drives and/or irrevocable offer of dedication.	Concurrent with the Final Map	Public Works	
23.	A note shall be placed on the final map stating that "Reciprocal access and parking between parcels shown hereon shall be granted/reserved prior to the sale and/or reconveyance of said parcels."	Concurrent with the Final Map	Public Works	
24.	Sewer easements may be required. All sewer easements shall be dedicated to CSD-1 in a form approved by the District Engineer. All CSD-1 sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. CSD-1 will provide maintenance only in public right-of-ways and in easements dedicated to CSD-1.	Concurrent with the Final Map	CSD-1	
25.	CSD-1 requires that sewer lines are located ten (10) feet from other parallel utilities (water, drain, electrical, etc.). The applicant shall prepare a utility plan that will demonstrate that this condition is met.	Concurrent with the Final Map	CSD-1	

Conditions of Approval

26.	Demonstrate the existence of, and if needed, abandon the existing easement along the subject property's north boundary and grant CSD-1 a sewer access and maintenance easement centered along the existing pipeline near the property's north boundary. Easements from adjoining parcels are not required. All CSD-1 sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. All sewer easement shall be dedicated to CSD-1 in a form approved by the District Engineer.	Concurrent with the Final Map	CSD-1	
27.	The subject property owner(s) and successors in interest thereof, shall be responsible for repair and/or replacement of all non-asphalt and/or enhanced surface treatments of streets and drives within these easements damaged by District maintenance and repair operations, including landscaping, channelizations, lighting and any other appurtenances conflicting therein. This requirement shall be set forth in easement grant documents and be a covenant running with the land, be responsibility of successors in interest in future land transfers and divisions and by language approved by the District. Surface enhancements include, but are not limited to non-asphaltic paving, landscaping, lighting, curbing and all non-driveable street appurtenances.	Concurrent with the Final Map	CSD-1	
28.	The applicant shall include notes on the final map as necessary and submit landscaping, utility, and improvement plans for SRCSD review and approval prior to recording of the Final Map, in compliance with the following or as otherwise authorized by SRCSD: a. Any improvement that restricts SRCSD access to its easement, pipelines, or facilities shall not be permitted unless express written permission is obtained from the District Engineer. b. Any proposed use, including landscaping, that is not compatible or interferes with the construction, maintenance, operation, or repair of SRCSD sewer facilities shall not be allowed within SRCSD's existing easement or lands reserved for SRCSD, unless express written permission is obtained from the District Engineer. c. Permanent structures, walls, and footings shall not be permitted within the existing SRCSD easement or lands reserved for SRCSD unless express written permission is obtained from the District	Concurrent with the Final Map	SRCSD	

Conditions of Approval

	Engineer. d. Deep rooted trees, trees with mature growth more than five feet, oak trees, and other environmentally protected species shall not be permitted within existing SRCSD easements or lands reserved for SRCSD. Trees planted in SRCSD easement and lands reserved for SRCSD shall be limited to those trees listed on the SRCSD approved tree list (attached as Figure 2). e. Trees, shrubs, groundcover and any other form of landscaping that obstructs or limits SRCSD access to its manholes shall not be permitted. Trees shall be placed in a manner such that mature roots will not infiltrate manhole structures. f. Any proposed utility crossing of an SRCSD interceptor shall be a maximum of 45 degrees from the line that is perpendicular to the centerline of the interceptor. g. Parallel utilities (water, drain, electrical, etc.) shall not be allowed within the existing SRCSD easement area or lands reserved for SRCSD, unless express written approval is obtained from the District Engineer. Prior to recording the Final Map, the applicant shall submit a utility plan to SRCSD for review and approval. h. Direct lateral connections to the SRCSD interceptor system shall not be allowed.			
29.	Reservation of land for SRCSD will be required for the Mather Interceptor, which is proposed to be constructed within the vicinity of the subject property. Prior to the filing for recordation of the Final Map or issuance of building permits, the applicant shall enter into and record an agreement, in a form approved by the District Engineer and District County Counsel of SRCSD, to require the property owner(s) to reserve lands for acquisition by SRCSD to install SRCSD pipelines and facilities for public health purposes and conformance with the SRCSD Master Plan. SRCSD shall exercise the agreement and acquire the reserved lands within two years of the completion and acceptance of required public improvements. The purchase price shall be the market value thereof at the filing of the tentative map plus taxes against such reserved land from the date of the reservation and any other costs incurred by the subdivider in	Concurrent with the Final Map or prior to building permit issuance	SRCSD	

Conditions of Approval

	the maintenance of such reserved area, including interest costs incurred on any loan covering such reserved area. Lengthwise, the strip of reservation land will begin at the edge of the property line adjacent to Zinfandel Drive, and shall parallel Zinfandel Drive up to North Mather Boulevard; the width of this strip of land will be sixty (60) feet. The applicant shall coordinate with SRCSD and shall clearly show the area by metes and bounds on the Final Map.			
	Prior to Issuance of Building Permits			
30.	Implement protective CIWMP measures to protect buildings from methane gas emissions. Measure shall be submitted for review and approval by the Planning Department and Building Department.	Prior to Building Permits	Planning / Building	
31.	Provide approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the route of the fire apparatus access roadway. The required fire hydrants shall be installed and operational prior to any construction or on-site storage of combustible materials. The minimum required fire flow for the protection of commercial developments with an area per building not exceeding 3,600 square feet is 1,500 gallons per 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 150 feet from the end of the access roadway. The required access roadway shall extend to 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. D. Each approved fire hydrant shall have a minimum flow of 1,500 gallons per minute (gpm) for commercial developments. Additional	Prior to Building Permits	Metro Fire	

Conditions of Approval

	requirements apply to commercial structures with building areas greater than or equal to 3,600 square feet.			
32.	Provide access roadways with all weather driving surfaces of not less than 20-feet of unobstructed width, 13-feet, 6-inches of vertical clearance, and turning radii of 25 feet inside and 50 feet outside dimension. The access roadways shall be capable of supporting the imposed loading of fire apparatus and shall extend to within 150 feet of all portions of the exterior walls of the first story of any proposed building. The use of turf-block or grass-crete or similar alternative road surface 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 Issuance of Building Permit	Metro Fire	
33.	Building designs shall be consistent with approved design review documents, with the following stipulations: - Final designs shall be reviewed during plan check to ensure consistency with design approvals. Changes to building materials and architectural design are permitted at the discretion of the Planning Director, if changes will provide a greater diversity of building materials or enhancements to building design. - Tinted windows that do not allow visibility into buildings from the public sidewalk and/or parking areas are prohibited.	Prior to Building Permit	Planning	
34.	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 issuance of Building Permits	Public Works	
35.	Applicant shall submit public improvement plans to the satisfaction of the Public Works Department. Public improvement plans shall include, but shall not be limited to: Street cross section modifications as necessary to accommodate the future signal installation at the intersection of Zinfandel Drive and North Mather Drive.	Prior to issuance of Building Permits	Public Works	

Conditions of Approval

	• New sidewalks and frontage improvements along entire property frontage. • A new signal on Zinfandel Drive south of the intersection with North Mather Boulevard. The existing bike path shall be re-routed to the new signal location and accommodations made for bicycle and pedestrian crossing. • The existing bike path paralleling Morrison Creek shall be connected to existing bike paths along street frontage at the east end of the project. All newly constructed bike paths shall be minimum 10-feet paved width with additional 2-feet of compacted decomposed granite shoulder on both sides. • Other frontage improvements as required by City of Rancho Cordova Standard. • Public improvement plans shall clearly delineate all transitions to existing improvements.			
36.	The developer shall submit complete final landscape plans for review and approval, with the following information and specifications: • Detailed plant material and irrigation plans for review and approval. • Landscaping materials and placement shall follow crime prevention principles, allowing maximum observation. • Sidewalks shall meet ADA accessibility requirements. • Street trees along Zinfandel Road shall be minimum 15-gallon size (as required by Zinfandel SPA).	Prior to building permits	Planning	

Conditions of Approval

Prior to Final Inspection / Occupancy			
		Prior to Final Inspection / Occupancy	Planning
37.	Building occupancies and land uses are restricted by the Comprehensive Land Use Plan (CLUP) for Mather Airport and building tenancy that does not comply with these requirements is prohibited.		
38.	The installation of security gates is regulated by the Sacramento County Fire Code, emergency access gates and barrier requirements. All proposed vehicle and pedestrian access gate installations shall be in full compliance with this regulation. Gates and fencing shall not be installed without plan review and approval by the Fire District.	Prior to Final Inspection	Metro Fire
39.	All structures proposed for this project shall be equipped with an approved automatic fire sprinkler system. The automatic fire sprinkler system shall be designed to NFPA 13 standards.	Prior to Final Inspection	Metro Fire
40.	Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than twelve (12) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background. Where multiple occupancies are serviced by vehicular access to the rear of the building via any driveway, alleyway, or parking lot the numbers or addresses shall be displayed on the rear of the building.	Prior to occupancy of related building	Metro Fire / Planning
41.	All entrances to the parking area shall be posted with appropriate signs per 22658 (a) CVC to assist in removing vehicles at the property owner's / manager's request.	Prior to Final Inspection	Police
42.	Sign permits shall be obtained from the building department prior to occupancy.	Prior to occupancy of related tenant space	Building / Planning
43.	Bicycle parking facilities shall be provided on-site as shown on the approval documents. Racks shall be installed a minimum of 2.5 feet from walls and	Prior to Final Inspection /	Planning

Conditions of Approval

	other obstructions (to allow room for bicycle to fit). Rack shall be re-installed if incorrectly placed.	Occupancy		
44.	Storage of materials on the perimeter of buildings and outside identified loading or yard areas is strictly prohibited unless approved through the design review process or allowed with a temporary use permit. A note shall be added to final approval documents.	Prior to Final Inspection	Planning	
45.	Connection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.	Prior to Final Inspection	CSD-1	
46.	Each parcel and each building with a sewage source shall have a separate connection to the CSD-1 sewer system.	Prior to Final Inspection	CSD-1	
47.	Sewer service laterals will not be permitted to connect directly to the 84-inch diameter interceptor sewer line located north of the property	Prior to Final Inspection	CSD-1	
48.	Each structure shall be constructed according to the approved elevations and plans. Each building shall be inspected for compliance by the Planning Director.	Prior to Final Inspection / Occupancy of each building	Planning	
49.	Final landscape installation for each parcel shall be reviewed by the Director of Planning to insure consistency with proposed plans.	Prior to Final Inspection / Occupancy	Planning	
50.	Install public improvements to the satisfaction of the Public Works Department.	Prior to Final Inspection	Public Works	
51.	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 final inspection	Public Works	

Conditions of Approval

CSD-1 Advisory Comments

- A) Any use of CSD-1 sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of the District's sanitary sewer(s) shall not be allowed. Each proposed use shall be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping.
- B) Developing this property will require the payment of sewer impact fees. Impact fees shall be paid prior to filing and recording the Final Map or issuance of Building Permits, whichever is first. Applicant should contact the Fee Quote Desk at (916) 876-6100 for sewer impact fee information.

SRCSO Advisory Comments

- A) The Mather/Bradshaw Junction Structure is currently in design, and temporary construction easements (TCE) will be required for this project. The area required for TCE has not yet been determined by SRCSD.
- B) The Mather Interceptor is currently in preliminary design, and TCE will be required for this project. The area required for TCE has yet been determined by SRCSD
- C) Developing this property will require the payment of sewer impact fees. SRCSD impact fees shall be paid prior to the filing and recording of the Final Map or issuance of building permits, whichever comes first. The applicant may contact the Fee Quote Desk at (916) 876-6100 for sewer impact fee information.
- D) SRCSD will issue a sewer permit to connect to the system if it is determined that capacity is available, and the subject property has met all other requirements for service and approval. SRCSD does not guarantee capacity; the process to connect to the SRCSD system is on a "first come, first served" basis. Once connected, the property has the entitlement to use the system. However, its entitlement is limited to the capacity accounted for by payment of appropriate fees.
- E) Pursuant to SRCSD's easement rights, any use or improvement within the existing SRCSD easement that has not been approved by the District Engineer shall be removed at the sole expense of the property owner.

Conditions of Approval

Police Department Advisory Comments

A) Building Security

- i) The jamb on all aluminum frame swinging doors shall be so constructed to prevent violation of the strike (Police Department recommends that the design 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).
- ii) Police Department recommends that 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. This requirement is superseded by California Building Code requirements that conflict.
- iii) 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. This requirement is superseded by California Building Code requirements that conflict.
- iv) 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.
- v) 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 or other acceptable locking mechanism (e.g. mortise-type locks, flush bolts or mag locks) are not installed.
- vi) 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 except where needed to enter building.
- vii) 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.
- viii) 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.

Conditions of Approval

- (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 nonremovable pins when using pin-type hinges.
- ix) All air duct or air vent with free and clear openings exceeding 8" x 12" on the roof or exterior walls that are uncovered 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 and
- x) 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.

B) Landscaping

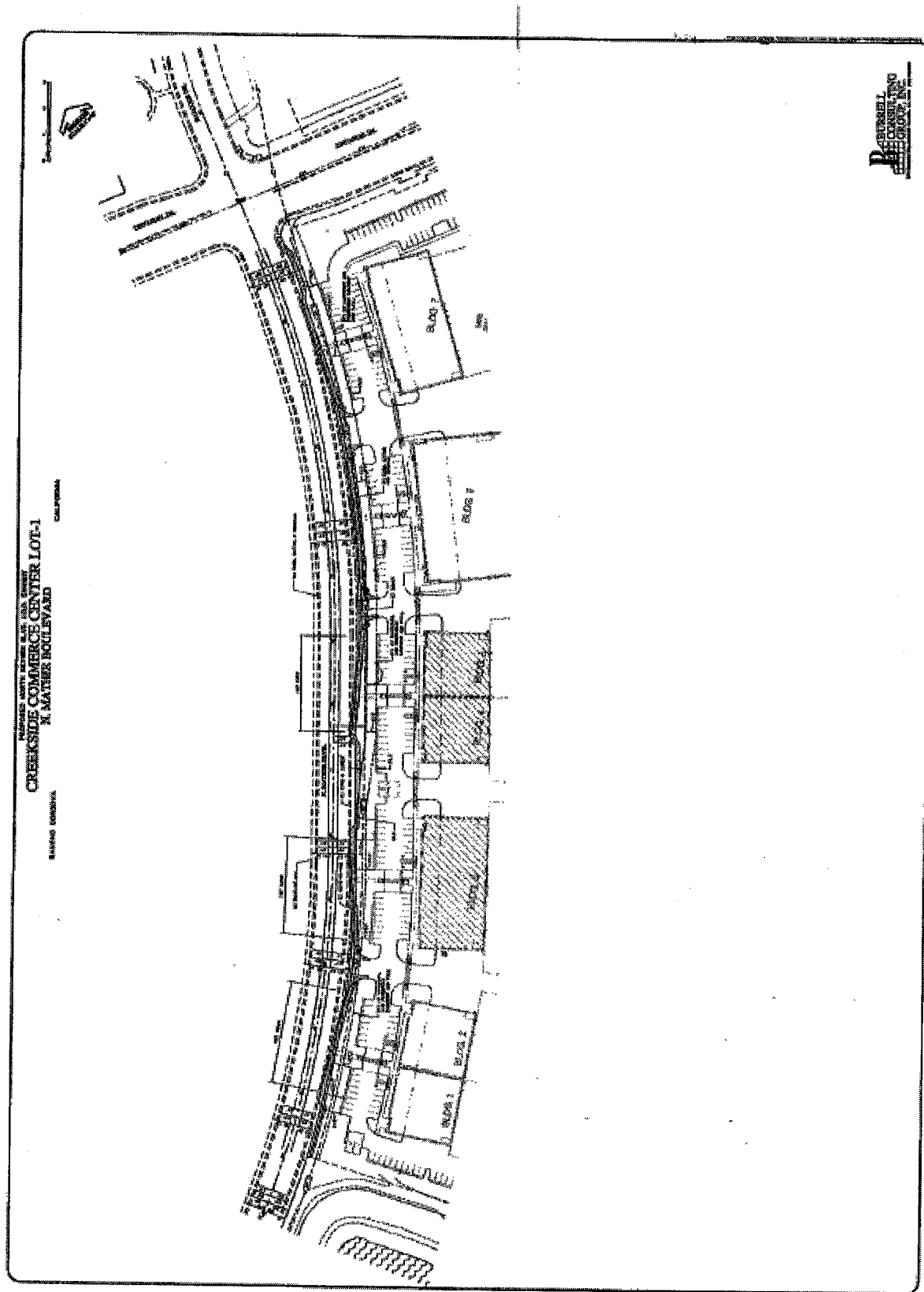
- i) Landscaping shall be of the type and situated in locations to maximize observation while providing the desired degree of aesthetics. Security planting materials are encouraged along the building perimeter.
- ii) All walkway curbs shall be vertical in design. Rounded curbs shall be avoided whenever possible.

C) Lighting

- i) Parking lots, driveways, circulation areas, aisles, passageways, recesses, and grounds contiguous to buildings shall be provided with high intensity discharge lighting with sufficient wattage to provide adequate illumination to make clearly visible the presence of any person on or about the premises during the hours of darkness and provide a safe, secure environment for all persons, property, and vehicles on site. Such lighting shall be vandal-resistant. A combination of wall and pole mounted fixtures may be used.
- ii) All exterior doors shall be provided with a light source and shall be adequately illuminated at all hours to make clearly visible the presence of any person on or about the premises and provide adequate illumination for persons exiting the building.

Conditions of Approval

- iii) Each premises, while closed for business after dark, must be sufficiently lighted by use of interior night lights.
- iv) Exterior door, perimeter, and soffit lights shall be controlled by photocell or other activation mechanism 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.)
- D) Building Numbering
 - i) The address number of every commercial building shall be illuminated during the hours of darkness so that it shall be easily visible from the street. The numerals in these numbers shall be no less than six inches in height and of a color contrasting with the background.
 - ii) 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 or a contrasting color.



Conditions of Approval

FIGURE 2

Below is a list of trees that have been acceptable to the SRCSD in the past and, depending on the landscape plan, are acceptable on a case-by-case basis:

*Betula albo (European White Birch)	*Acer buergerianum (Trident Maple)
Celtis australis (European hackberry)	Lagerstroemia indica 'catawba'
Celtis occidentalis (Common hackberry)	Lagerstroemia indica 'potomac'
Celtis sinensis (Chinese hackberry)	Lagerstroemia indica 'powhatan'
Cercis Canadensis (Eastern redbud)	Lagerstroemia indica 'seminole'
Cinnamomum camphora (Camphor tree)	Magolia grandiflora 'russet'
*Cornus florida (white flowering dogwood)	Magolia grandiflora 'little gem'
Cupressus sempervirens (Italian cypress)	Magolia grandiflora 'Edith Bogue'
*Ginkgo Biloba "Autumn Gold" (Ginkgo)	Red maple 'armstrong'
* indica cultivars (Crape myrtle)	Red maple 'gerling'
* Lagerstroemia faurei hybrids (Crape Myrtle)	Tilia Cordata (Little Leaf Linden)
*Prunus cerasifera Krauter (Purpleleaf Plum)	Pistacia Chinensis (Chinese Pistache)
Prunus serrulata Kwanzan (Flowering cherry)	Platanus X Acerifolia (London Plane)
Pyrus calleryana cultivars (Flowering pear)	
Pyrus kawakamii (Evergreen pear)	
*Rhus lancea (African sumac)	
<i>*Preferred trees.</i>	

Once landscaping plans have been developed SRCSD requires that the landscaping plans be submitted for review and approval.

CREEKSIDE COMMERCE CENTER

RANCHO CORDOVA, CA

 Mac Millan Partners, Inc.



RENDERING - BUILDING 3

ARCHITECTURE
PLANNING
INTERIORS

VITAE

CREEKSIDE COMMERCE CENTER

RANCHO CORDOVA, CA

 Mac Millan Partners, Inc.



RENDERING-BUILDING 6&7

ARCHITECTURE
PLANNING
INTERIORS

VITAE

CREEKSIDE COMMERCE CENTER

RANCHO CORDOVA, CA

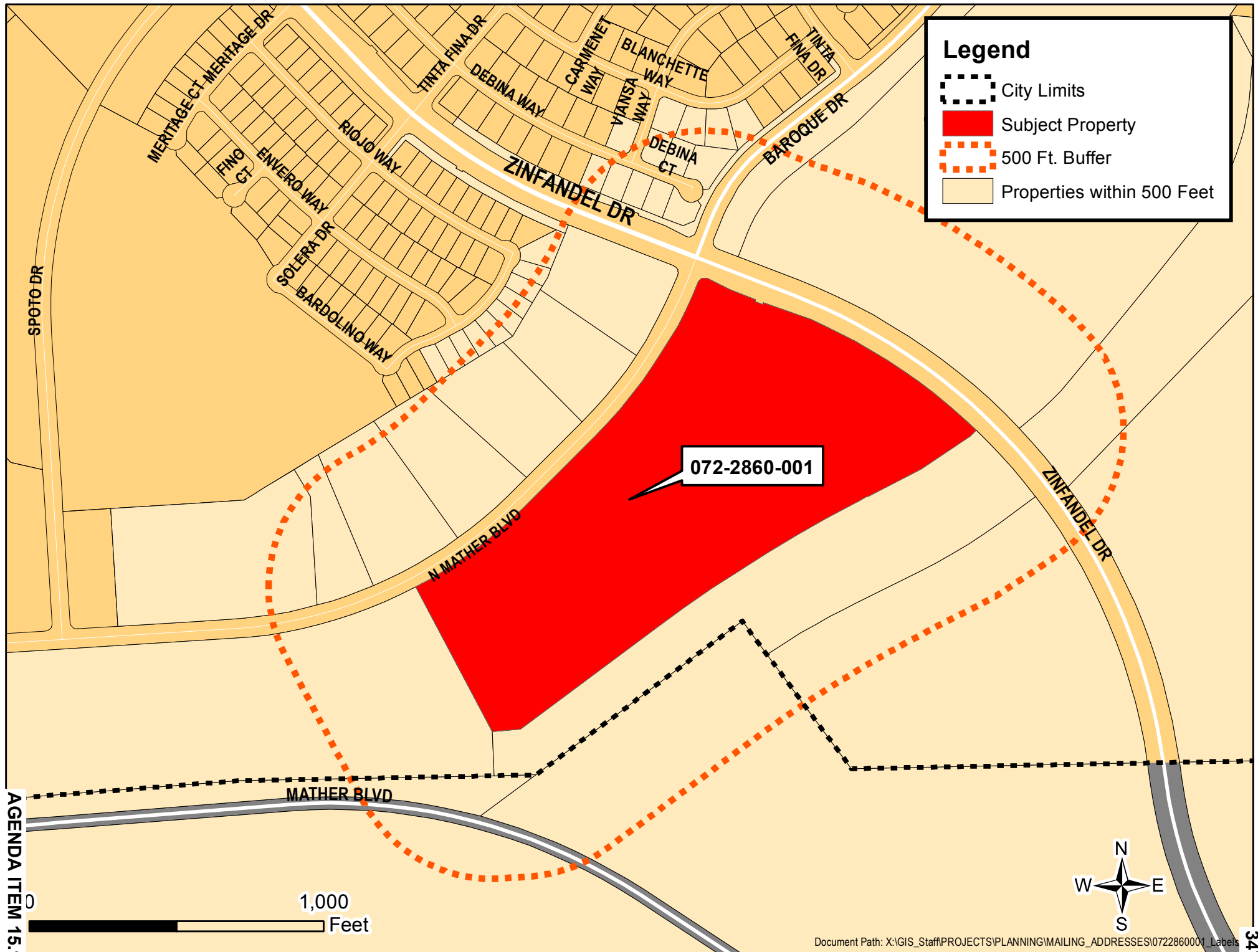
 Mac Millan Partners, Inc.



RENDERING-BUILDING 15,16 & 7

ARCHITECTURE
PLANNING
INTERIORS

VITAE



County Of Sacramento 6900 Airport Blvd Sacramento, CA 95837	Current Resident 3678 Lemay St Mather, CA 95655	City Of Rancho Cordova 2729 Prospect Park Dr Rancho Cordova, CA 95670
Current Resident 10842 N Mather Blvd Rancho Cordova, CA 95670	Contreras Jonathan W 3633 Bardolino Way Rancho Cordova, CA 95670	Song K Zaricor Family Trust 3627 Bardolino Way Rancho Cordova, CA 95670
Nayak Dilip V 3623 Bardolino Way Rancho Cordova, CA 95670	Seidel Joshua W 3619 Bardolino Way Rancho Cordova, CA 95670	Wiest Robert 3615 Bardolino Way Rancho Cordova, CA 95670
Dallakyan Ani 3611 Bardolino Way Rancho Cordova, CA 95670	Obutkov Dmitriy 3605 Bardolino Way Rancho Cordova, CA 95670	Pham Julie Q 3598 Bardolino Way Rancho Cordova, CA 95670
Dinong Sandra L 3594 Bardolino Way Rancho Cordova, CA 95670	Current Resident 3590 Bardolino Way Rancho Cordova, CA 95670	River City Invs Llc 5407 Palm Ave Sacramento, CA 95841
Pickar Richard C 3568 Debina Way Rancho Cordova, CA 95670	Aquino Cornelia C 3572 Debina Way Rancho Cordova, CA 95670	Edgar Marilyn R 3576 Debina Ct Rancho Cordova, CA 95670
Lee James W 3580 Debina Ct Rancho Cordova, CA 95670	Regala Raul Mallari 3585 Debina Ct Rancho Cordova, CA 95670	Knippschild Valerie A 3581 Debina Ct Rancho Cordova, CA 95670
Gary & Bertha Jones Family Trust 3577 Debina Ct Rancho Cordova, CA 95670	Carroll Paul K 3569 Debina Way Rancho Cordova, CA 95670	Marth Anita M 3562 Blanchette Way Rancho Cordova, CA 95670
Aria Svetlana 3566 Blanchette Way Rancho Cordova, CA 95670	Coleman Bobbie J 3570 Blanchette Way Rancho Cordova, CA 95670	Lien Grant 3574 Blanchette Way Rancho Cordova, CA 95670
Current Resident 3801 Zinfandel Dr Rancho Cordova, CA 95670	Sacramento Metropolitan Fire District 10545 Armstrong Ave Ste 200 Mather, CA 95655	Current Resident 10949 N Mather Blvd Rancho Cordova, CA 95670

Gpt Props Trust
Po Box 847
Carlsbad, CA 92018

Elliot Homes Inc.
340 Palladio Pkwy Suite 521
Folsom, CA 95630

DOB Rancho LLC
4150 Truxel Rd B
Sacramento, CA 95834

ATC RLTY SIXTEEN INCORPORATED
1 INDEPENDENT DR STE 615
Jacksonville, FL 32202

Creekside Commerce TSP Extension

DD9

Nick Sosa, Assistant Planner

April 3, 2020

PROJECT REQUEST

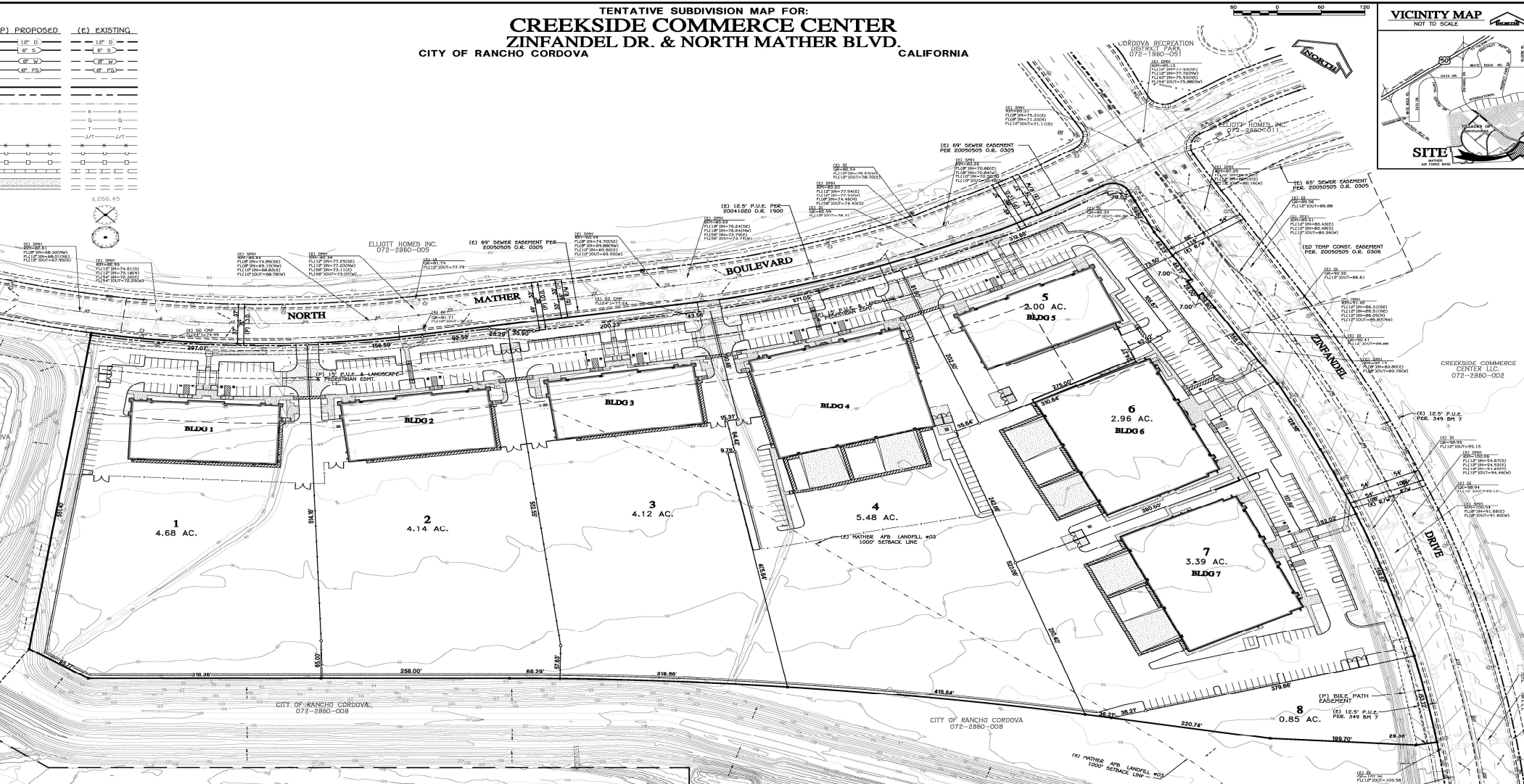
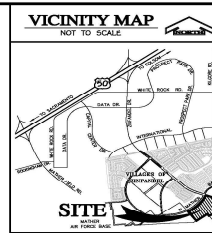
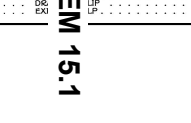
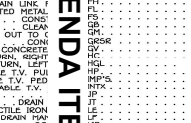
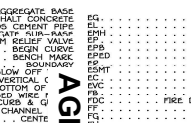
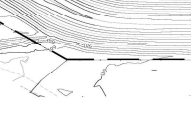
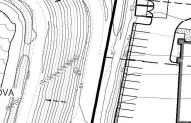
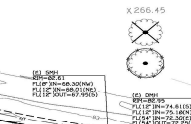
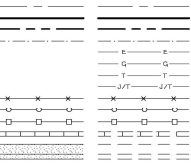
- The applicant requests approval of a tentative subdivision map extension for the approved Creekside Commerce Center project approved by City Council on May 21, 2007 and amendments approved on February 2, 2009. This request would extend the expiration date of the subdivision map and subsequent design approvals for an additional 3 years.

Site Location



P) PROPOSED

(E) EXISTING

[illegible]

Council Comments

- This project was presented to Council on March 20, 2017.
- Council raised concerns regarding exhibit clarity, elevation variations and screening options.
- Staff has worked with the applicant to address concerns raised by Council which specifically include:
 - Property line location
 - Grade variations
 - Screening and Landscaping

Concern #1: Property Line Location



Concern #1: Property Line Location

- This aerial shows the approximately location of all property lines as well as the approximate distance between the trail and parcels.
- The distances range from 11 feet along the west side of the property to 190 feet near Zinfandel Drive which creates a significant landscape buffer along the south end of the property.
- The area along the bike trail is zoned as open space and will remain as a visually open area per zoning requirements.

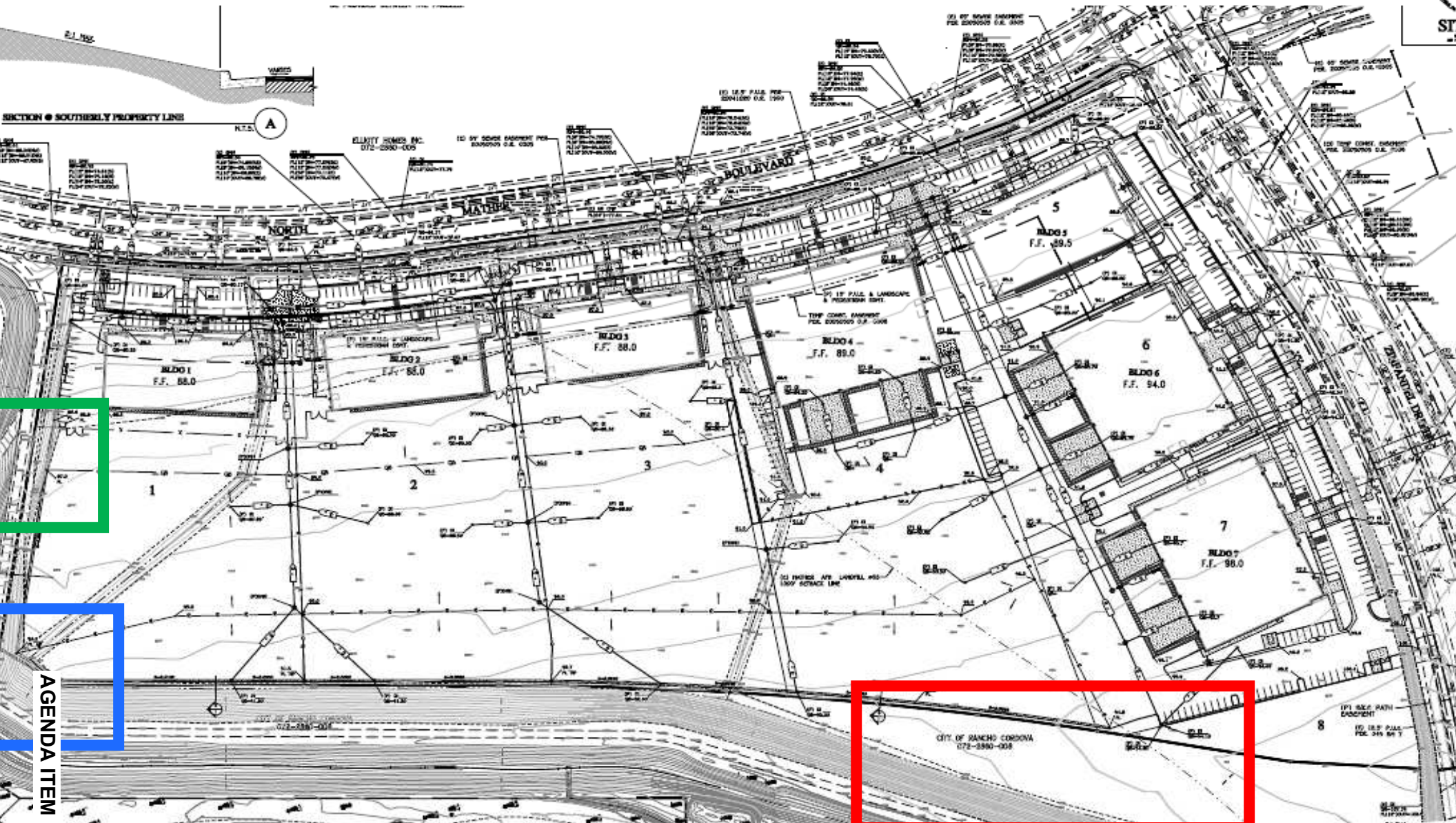
PRELIMINARY GRADING & UTILITY PLAN FOR:
CREEKSIDE COMMERCE CENTER
ZINFANDEL DR. & NORTH MATHER BLVD.

CITY OF RANCHO CORDOVA

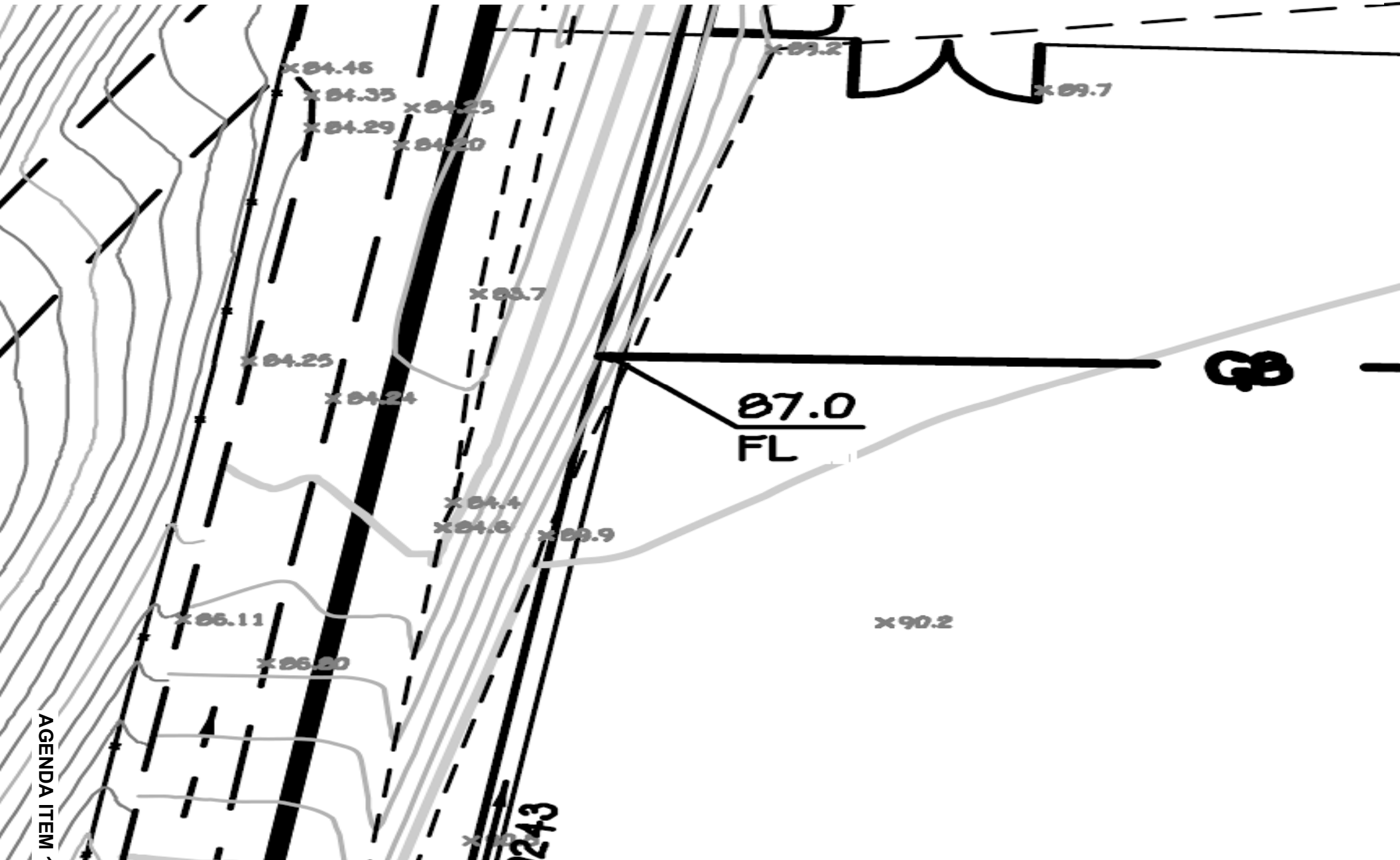
CALIFORNIA

CORONA STATION
DISTRICT PARK
072-1940-051

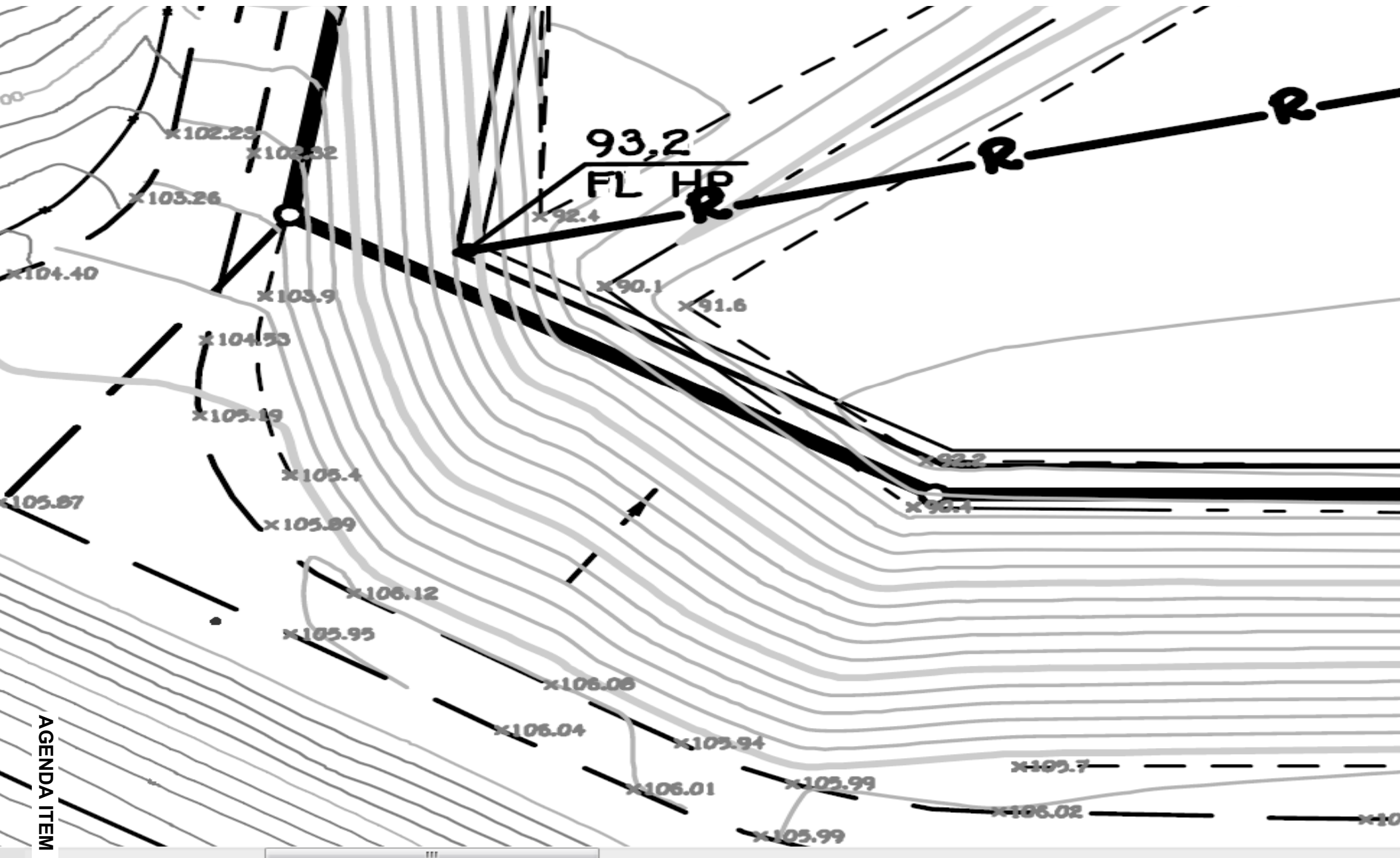
Concern #2: Grade Variations



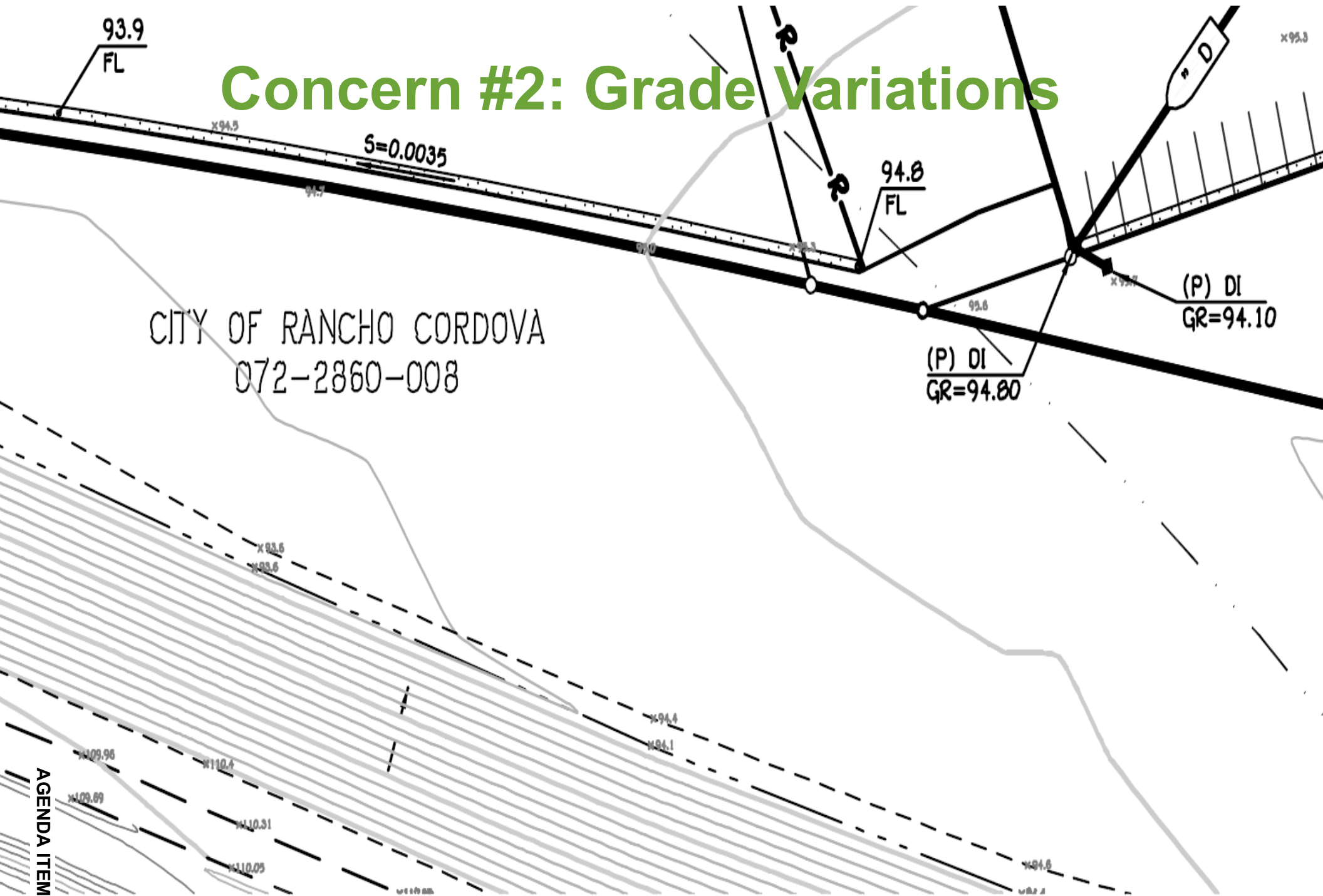
Concern #2: Grade Variations



Concern #2: Grade Variations



Concern #2: Grade Variations



Concern #2: Grade Variations

- The preliminary grading plan shows a grading variation along Zinfandel Drive of approximately 17 feet between the bike trail and the subject property.
- The plan also shows that along the west side of the property (along drainage basin) the grade evens out and the bike trail and the subject property are approximately the same grade.
- Staff has provided on-site photos to provide a visual of the grade variation between the Bike Trail and the subject property.

Concern #2: Grade Variations



Figure 3

Figure 4

Concern #2: Figure 2



Concern #2: Figure 3



Concern #2: Figure 4



Concern #2: Figure 5



Concern #2: Figure 6



Concern #3: Screening and Landscaping

- Per Section 23.731.080 any outdoor storage area is required to be screened from view by a solid fence or wall a minimum of 6 feet in height.
 - With the variation in grade between the bike trail and the property, a 6 foot fence would serve more as a security measure rather than a screening mechanism.
 - Adequate screening will be dependent upon effective landscaping along the property line.
 - Staff has worked with the applicant on developing a Condition of Approval that ensures the storage area is adequately screened.

Concern #3: Screening and Landscaping

- Applicant/property owner shall provide screening of industrial operations, loading, and storage areas as required by section 23.731.080 “Special fencing and screening requirements” and per the requirements below:
 - Outdoor storage areas shall be enclosed and screened from view from the public right of way and abutting property by a solid fence or wall (CMU not required) a minimum of 6 feet in height
 - A final design/exhibit must be submitted to the Planning Department that includes fence detail and a revised landscape plan that utilizes plants of the Evergreen variety for screening. This exhibit must be approved by the Community Development Director prior to issuance of Building Permits.
 - Said final design shall ensure that the fencing and landscaping are located where they do not interfere with the bike trail, drainage path, and the existing slope while providing maximum screening of the outdoor storage areas on the subject property.

Recommended Motions

- Staff recommends that the City Council find the project:
 - Adopt Resolution No. 41-2017 approving the extension to the Creekside Commerce Center Tentative Subdivision Map an design review (**Exhibit A**) and updated Conditions of Approval (**Exhibit B**); OR
 - If Council finds that the extension is not able to be approved, it may recommend denial of the project based on its legislative authority.

Questions?

MEMORANDUM

DATE: April 3, 2017

TO: Honorable Mayor and Council Members

FROM: Stacy Delaney, Community Enhancement Analyst

SUBJECT: **UPDATE ON THE FISCAL YEAR 2017/2018 COMMUNITY ENHANCEMENT FUND GRANT APPLICATIONS RECEIVED AND THE FISCAL YEAR 2016/2017 FOLSOM LAKE COLLEGE/RANCHO CORDOVA PROMISE PROGRAM.**



RECOMMENDATION

Staff to provide an update on the fiscal year 2017/2018 Community Enhancement Fund grant applications received and the preliminary results of the fiscal year 2016/2017 Folsom Lake College/Rancho Cordova Promise Program.

RESULT OF RECOMMENDED ACTION

Council will receive a summary of Community Enhancement Fund grant applications received and provide direction on the timeline and the process for project selection and awarding of Community Enhancement Fund grants for the upcoming fiscal year. Staff will return with an update at the next City Council meeting and provide Council with an adjusted summary of the grant applications received including staffs' evaluation of each application for compliance with the criteria established by Council. At the next City Council meeting, staff will also provide the final number of eligible applications received by Folsom Lake College for the Folsom Lake College/Rancho Cordova Promise Program. That update may include recommended options to reprogram unexpended funding in fiscal year 2016/2017 to the Promise Program.

BACKGROUND

The application period for the fiscal year 2017/2018 Community Enhancement Fund opened on February 15, 2017 and closed on March 15, 2017. We received 69 grant applications which can be found on our website (<http://www.cityofranhocordova.org/what-s-new/community-enhancement-fund>). One applicant has since withdrawn one of their applications. Staff is in the process of reviewing each application according to the application criteria and prioritization method listed within the fiscal year 2017/2018 Grant Application Process and Criteria document. A complete set of applications will be available for Council review.

The application period for the Folsom Lake College/Rancho Cordova Promise Program opened on February 1, 2017 and closed on March 31, 2017. As of March 24, 2017, 140 students living in the City of Rancho Cordova applied. The initial funding for the program was provided by the City of Rancho Cordova. The City allocated \$100,000 to the Promise Program from the fiscal year 2016/2017 Community Enhancement Fund. Staff will keep Council apprised of the final

number of qualified applications received by Folsom Lake College and any opportunities to reprogram funding.

ATTACHMENTS

1. Summary of fiscal year 2017/2018 Community Enhancement Fund grant applications
2. Community Enhancement Fund PowerPoint.

Fiscal Year 2017/2018 Community Enhancement Fund Community Grant Applications

Application Name	Project Description	FY 2017/2018 CEF Requested	In-kind Contribution	FY 2017/2018 Funds Approved	Endorsement (if applicable)	Notes
Arts, Culture, History, Entertainment, and Sports Category						
Arts (part of Arts, Culture, History, Entertainment, and Sports Category)						
Floral Themed Murals by Tyson Anthony Roberts	Proposed creation of a mural or multiple murals in public spaces. The subject matter of the proposed mural is flower and plant themed. Community participation in the mural is possible, but not required.	\$8,000.00	\$0.00			Funding requested was a range from \$8K to \$30K, depending on size and scope
Nimbus Fish Hatchery Visitor's Center Public Mural Art Project	Proposed creation of a stained glass mosaic mural for installation on the exterior of the Nimbus Fish Hatchery Visitor's Center by artist Robin Moyher.	\$10,000.00	\$0.00			Letter of support from Department of Fish and Wildlife
FCUSD Crocker Art Museum Artist to Go	The Crocker Art Museum's Artist-to-Go program will bring a high quality arts education experience to each elementary school in Rancho Cordova (within Folsom Cordova Unified School District). Artist-to-Go provides students with the opportunity to learn about the Crocker's permanent collection through an interactive, hands-on art project taught in the school classroom. This program works collaboratively with the Crocker Art Museum's Art Ark program. The program is intended for ten schools within Rancho Cordova. This would be the second year of a program that was initially funded in FY 2016/2017.	\$26,250.00	\$0.00		Yes, FCUSD	
FCUSD Meet the Masters	The Meet the Masters project seeks to provide visual arts experience for elementary students in Rancho Cordova schools within the Folsom Cordova Unified School District. The program goals are for students to be introduced to a variety of masters from the visual arts field, learn techniques from the masters through hands-on teacher guided lessons, and to showcase their work and be able to articulate their work's historical representation as well as techniques and genre. This program is intended for ten schools. There are five tracks available and each track has seven different artist units. Each track of seven artists is designed to cover a school year. Track A was purchased through a grant from the City in FY 2016/2017. Ideally, the district would like to purchase one track a year with grant funding until all five tracks have been acquired.	\$40,740.00	\$0.00		Yes, FCUSD	
Mather Veterans Village/Kinney High School Public Mosaic Art Project	Proposed creation of mosaic border wraps around ten concrete planters in the patio area of Mather Veterans Village by artist Robin Moyher. Each wrap would be 12" wide and 13" long. Each planter will have a different pattern. Students at Kinney High School will assist in the design and the creation of the mosaics.	\$14,950.00	\$0.00		Yes, FCUSD	Letter of support from Mercy Housing
Rancho Cordova Civic Light Orchestra Enhancements	This project would provide funds to the Cordova Community Council to be expended on behalf of the Rancho Cordova Civic Light Orchestra (RCCLO) for equipment and related expenses to continue and expand orchestral music offerings in traditional and non-traditional venues in the City of Rancho Cordova. The orchestra received funding in FY 2015/2016 and FY 2016/2017 for enhancements.	\$18,630.00	\$109,554.00			In-kind based on annual service hours
Rancho Cordova River City Concert Band Music Expansion	This project would provide funds to the Cordova Community Council to be expended for the benefit of the Rancho Cordova River City Concert Band for the procurement of equipment and music to enhance access to high quality musical performances in the community, and to equip the Rancho Cordova River City Concert Band to be a musical ambassador of the city within the region. The band received funding in FY 2016/2017 for enhancements.	\$22,614.00	\$219,349.00			In-kind based on annual service hours

Fiscal Year 2017/2018 Community Enhancement Fund Community Grant Applications

Application Name	Project Description	FY 2017/2018 CEF Requested	In-kind Contribution	FY 2017/2018 Funds Approved	Endorsement (if applicable)	Notes
Mills Station Activation	This project would provide funds to the Cordova Community Council to be expended on a project to activate the Mills Station Center for Arts, Culture, and History. This includes: . Design a year-long schedule of events . Create a brand via logo and name . Provide detailed planning of each event so that fundamental logistical needs are met . Book high-quality professional exhibits and events into the space to build a following . Recruit, train and manage volunteer curators, docents and other hands-on participation by citizens . Search for ways to extend offerings for school field trips . Provide a place for Rancho Cordova artists to display their art . Utilize existing promotion tools to build an audience for exhibits and presentations	\$150,000.00	\$0.00			
Visual Arts Skills and Capacity Building	This project would provide funds to the Cordova Community Council to be expended on a project to support the pending Public Art Ordinance and Toolkit Study and to build capacity of the volunteer Rancho Cordova Arts group as follows: . Develop local artist skills related to successfully working in the public realm . Build a visual arts website to increase the flow of information and build civic engagement for the arts . Kick start a quarterly electronic newsletter for the visual arts in Rancho Cordova . Build capacity to bring art experiences and artist development in Rancho Cordova through incorporation of Rancho Cordova's visual arts group as a nonprofit 501 (c) 3 organization	\$18,000.00	\$10,844.00			Public Arts Model Ordinance is scheduled to go to City Council in August 2017.
Art for Kids "Art Ark"	This project brings the Crocker Art Museum's Art Ark program to public elementary schools in Rancho Cordova. Each of the schools host the Art Ark for approximately one week. The experience culminates at each school with a community art night for parents and siblings. This proposal would continue the Art Ark experience that started in FY 2015/2016. It would continue it through the 2017/2018 academic school calendar to each public elementary school in Rancho Cordova.	\$56,750.00	\$45,500.00		Yes, SCUSD, FCUSD, and EGUSD	
A Day in Rancho Community Mural	Proposed creation of a mural to welcome community visitors to the Folsom Cordova Community Partnership (FCCP) which shares the hallway with the Women Infants and Children (WIC) program. The building receives approximately 5,000 community member visits per month. The proposed mural will be created by artist Flamerunner and depict a slice of Rancho Cordova landmarks and events. The artist has completed previous murals in FCCP's PlayCare and community rooms.	\$10,000.00	\$1,900.00			Letter of support received from property manager.

Fiscal Year 2017/2018 Community Enhancement Fund Community Grant Applications

Application Name	Project Description	FY 2017/2018 CEF Requested	In-kind Contribution	FY 2017/2018 Funds Approved	Endorsement (if applicable)	Notes
A.M. Winn Music Grant	This project would provide funds to A.M. Winn, to purchase instruments to grow their music program. The purchase of new instruments will enable students to check out instruments at the beginning of the school year and return the instruments at the end of the year. Students will be able to practice at home and take ownership of their instrument.	\$10,000.00	\$0.00		Yes, SCUUSD	
Rehearsal Space for Rancho Cordova River City Concert Band and Rancho Cordova Civic Light Orchestra	This is the third year of a three-year project that started in fiscal year 2015/2016 and continues through fiscal year 2017/2018 to provide rehearsal space for the Rancho Cordova Civic Light Orchestra and Rancho Cordova River City Concert Band. This project is already approved.	\$15,200.00		\$15,200.00		This project was approved for three years. The third year covered is FY 17/18.
Subtotal Arts:		\$401,134.00	\$387,147.00	\$15,200.00		
Culture (part of Arts, Culture, History, Entertainment, and Sports Category)						
Ankur Arts, Culture, History and Language Program	Ankur is a nonprofit organization that promotes Indian culture through community serve and socio-cultural events. The proposal includes: . Having a venue for Bengali, an Indian language school . Purchase musical instruments for the language school . Basant Panchami (Festival of Knowledge), 1-day event focusing on education, arts, and culture . Holi (Festival of Color), 1-day event focusing on love, joy, and happiness . Sharadotsav (Arrival of Autumn), 3-day event with various dances, dramatic plays, songs, and other cultural programs . Volunteer/member appreciation day	\$22,780.00	\$11,000.00		Yes, SCUUSD, FCUSD, and EGUSD	Endorsement given for facilities rental from school districts (and CRPD) if space is available. Applicant would have to pay for rental from grant proceeds or member contributions.
Festival of Flowers (Multicultural Integration Project)	The Sacramento Telangana Association is a nonprofit organization that promotes the culture and arts of India. The proposal is to hold a festival called Bathukamma (Festival of Flowers) in the fall. The festival celebrates the relationship between earth, water, plants, flowers and human beings. The festival includes: . Dancing . Art exhibition . Educational workshops on making Bathukamma flower bouquets . Tasting Telangana food The Sacramento Telangana Association received funding in FY 2016/2017 to host the festival in October 2016. The current year grant application proposes funding support over the next three fiscal years (\$14,600 for the 2017 event, \$16,790 for the 2018 event, and \$19,309 for the 2019 event). The increase in funding requested is based upon expected growth in attendance. The in-kind contribution also increases each event year.	\$14,600.00	\$6,000.00		Yes, FCUSD	Endorsement given for facilities rental from FCUSD (and CRPD) if space is available. Applicant would have to pay for rental from grant proceeds or member contributions.
Subtotal Culture:		\$37,380.00	\$17,000.00	\$0.00		
History (part of Arts, Culture, History, Entertainment, and Sports Category)						

Fiscal Year 2017/2018 Community Enhancement Fund Community Grant Applications

Application Name	Project Description	FY 2017/2018 CEF Requested	In-kind Contribution	FY 2017/2018 Funds Approved	Endorsement (if applicable)	Notes
Completion of the American River Grange Window Replacement	This project would provide funding to complete the window replacement project at the historic American River Grange. The old windows were double hung, single paned, wood-framed windows. Eighteen of the twenty-two original windows were replaced in FY 2016/2017 thanks to a grant from the City's Community Enhancement Fund. The four remaining windows were not part of the first funding request because an ongoing kitchen improvement project and other air conditioning system upgrades (previously window mounted units) were underway. The kitchen and air conditioning upgrades are now complete. By replacing the remaining four windows to match the ones installed in FY 2016/2017, it will give the Grange a uniform look.	\$6,708.00	\$0.00			
Subtotal History:		\$6,708.00	\$0.00	\$0.00		
Entertainment (part of Arts, Culture, History, Entertainment, and Sports Category)						
Tiki Tailgater	The proposed project would bring the Tiki Tailgater event to Rancho Cordova. The charity event, benefitting the Mustard Seed School, is going into its third year. The event includes a car show, live Hawaiian music, Polynesian dancers, vendors, symposiums, a Miss Hilo Honey contest, games for the family, and more. The event has outgrown its last two venues and the organizers are looking to move this event to Rancho Cordova.	\$5,710.00	\$0.00			
2018 Fourth of July 5K Run	This project would provide funding to the Cordova Community Council to be expended on behalf of an affiliate non-profit volunteer organization for the purpose of growing and enhancing the Rancho Cordova Fourth of July experience by adding a 5K Run to the 2018 event line-up. Funding was provided in FY 2016/2017 for the 2016 5K Color Run on the Fourth of July. Due to the timing of the run, grant proposals for both the 2017 and 2018 events were submitted.	\$22,415.00	\$20,381.00			
2018 Fourth of July Parade Enhancements	This project would provide funding to the Cordova Community Council to be expended on behalf of an affiliate non-profit volunteer organization for the purpose of growing and enhancing the Rancho Cordova Fourth of July parade through a youth marching band competition and children's bike parade competition in 2018. Funding was provided in FY 2016/2017 for the 2016 youth marching band competition and the children's bike parade at the Rancho Cordova Fourth of July parade. Due to the timing of the parade, grant proposals for both the 2017 and 2018 parade events were submitted.	\$40,490.00	\$20,381.00			
2018 Fourth of July Parade Enhancements	This project provides funding to the Cordova Community Council to be expended on behalf of an affiliate non-profit volunteer organization for the purpose of growing and enhancing the Rancho Cordova Fourth of July parade through a youth marching band competition and children's bike parade competition in 2017. Funding was provided in FY 2016/2017 for the 2016 youth marching band competition and the children's bike parade at the Rancho Cordova Fourth of July parade. Through the adoption of Resolution 32-2017, City Council approved the project funding for the 2017 youth marching band competition and children's bike parade.	\$40,490.00	\$20,381.00	\$40,490.00		City Council approved this project with the adoption of Resolution 32-2017.

Fiscal Year 2017/2018 Community Enhancement Fund Community Grant Applications

Application Name	Project Description	FY 2017/2018 CEF Requested	In-kind Contribution	FY 2017/2018 Funds Approved	Endorsement (if applicable)	Notes
2017 Fourth of July 5K Run	This project would provide funding to the Cordova Community Council to be expended on behalf of an affiliate non-profit volunteer organization for the purpose of growing and enhancing the Rancho Cordova Fourth of July experience by adding a 5K Run to the 2017 event line-up. Funding was provided in FY 2016/2017 for the 2016 5K Color Run. Due to the timing of the run, grant proposals for both the 2017 and 2018 events were submitted for consideration.	\$22,415.00	\$20,381.00	\$0.00		City Council did not approve the funding for the 2017 run.
Subtotal Entertainment:		\$131,520.00	\$81,524.00	\$40,490.00		
Sports (part of Arts, Culture, History, Entertainment, and Sports Category)						
Cordova Youth Basketball League	The proposed project includes the creation and operation of a youth basketball league in Rancho Cordova. The low-cost recreational basketball program is for boys and girls in grades 5-12. The goals is to have a basketball team represented by each elementary and middle school. The program includes: . Recreational program focused on skill development through fundamental drills for 5th - 8th graders . Competitive program for high school level players with six league games and three additional tournaments . All sessions held at Cordova High School Gymnasium on Saturdays . The programs would serve more than 300 student-athletes	\$14,353.00	\$15,031.00		Yes, FCUSD	
Neil Orchard Senior Center Fitness Course	The proposed project includes the construction of a new outdoor senior fitness course and improvements to the existing walking trails throughout Lincoln Village Park. With new pathways and a fitness course, the Neil Orchard Senior Center will be able to create new programming using the pathways and equipment and increase participation for all age groups served. The center has approximately 2,500 visitors per month.	\$84,126.00	\$51,450.00			Letter of support from CRPD
Cordova High School Cheer	The proposed project would fund cheerleading mats needed to train for stunting/competitions and would also pay the fees to bring the Universal Cheerleading Association camp to Cordova High School. The camp focuses on stunting, tumbling, and competition choreography. The cheerleading program would like to compete in 2-3 cheerleading competitions in 2017 and increase the safety and level of athleticism. Approximately 40 cheerleaders represent the school.	\$10,000.00	\$0.00		Yes, FCUSD	
The Art of Yoga Project	Last year, the Art of Yoga Project (AYP) received grant funding to provide yoga and creative arts to students at Mitchell Middle School. The curriculum combines health education, character development, yoga, meditation and creative arts. The proposed application is to continue to offer the program at Mitchell Middle School growing the number of classes offered per week from one to three with each class serving 15-20 students.	\$25,900.00	\$0.00		Yes, FCUSD	
San Juan Soccer Club	The proposed project would provide funds to offset certain costs such as those associated with the bathroom facility, the fencing and netting surrounding the soccer complex, and the parking lot. The funding request is \$50,000 a year for three consecutive years.	\$50,000.00	\$1,680,000.00			

Fiscal Year 2017/2018 Community Enhancement Fund Community Grant Applications

Application Name	Project Description	FY 2017/2018 CEF Requested	In-kind Contribution	FY 2017/2018 Funds Approved	Endorsement (if applicable)	Notes
Cordova Football Program Enhancement - Weight Room and Audio/Visual	The proposed project would provide funds for the purchase of weight room equipment at Cordova High School. The proposed weight room equipment would not only benefit students engaged in sports, but all students (1,692), including those enrolled in PE classes, by teaching them the skills necessary to engage in life-long learning about their physical fitness. A full list of equipment is included in the application. The proposal also calls for the installation of two 48" LED monitors and one A/V receiver to show video examples of proper CrossFit principles and techniques.	\$160,966.64	\$0.00		Yes, FCUSD	This grant request is not related to the football enhancement grant that was originally approved in FY 2016/2017 and covers enhancements through FY 2018/2019.
Youth Sports Social Media Promotion Campaign	This project would provide funds to the Cordova Community Council to continue its engagement (Phase 2) of a consultant in implementing a digital, high-tech, high-touch targeted strategic campaign promoting youth sports leagues in the City of Rancho Cordova. Funding was provided in FY 2016/2017 for the implementation of this program.	\$61,350.00	\$40,700.00			
Youth Sports Fields Renovations	This project would provide funds to the Cordova Community Council to be expended for materials to improve youth sports fields located on property owned by the Folsom Cordova Unified School District and/or Cordova Recreation and Park District using labor provided by either the property owner or approved labor source. Funding was provided in FY 2015/16 and FY 2016/2017 for the renovation of sports fields.	\$80,000.00	\$0.00		Yes, FCUSD	Grant applicant also has a letter of support from CRPD. Labor provided as in-kind contribution.
Positive Coaching Alliance 2.0	This project would provide funds to the Cordova Community Council to be expended on a continuing project to train all coaches in Rancho Cordova youth sports leagues in techniques which adhere to the "Better Athletes, Better People" philosophy represented by the Positive Coaching Alliance (PCA). Funding was provided in FY 2015/16 to initially roll-out the program in Rancho Cordova. That current project funding ends in June 2017.	\$17,500.00	\$0.00			In-kind in the form of coaches and volunteer's time
FCUSD Passenger Vans - Extended Learning for Middle School Students	Mills and Mitchell Middle Schools is requesting grant funds to purchase two Ford Transit Cargo Wagons for each school. This would replicate the program that was started in FY 2016/2017 at Cordova High School thanks to a Community Enhancement Fund grant. The vans will be used to transport students to various sporting activities as well as college and university visits, club activities, music and art performances, academic competitions, etc. Using a full school bus to transport small groups of students at a time to matches, meets, and competitions is not cost effective. The cost of renting vehicles is cost-prohibitive since the rental comes out of the sport or club's budget.	\$155,648.00	\$0.00		Yes, FCUSD	The district would provide the insurance, maintenance of the vehicles, and staff to operate the four vans.
Enhancements to Cordova High School Football Program	This multi-year football enhancement project was approved in FY 2016/2017. The second year of the agreement focuses on the continuation of year-round lifestyle-focused strength and conditioning program as well as replacement parts and uniforms, personal protective wear, field equipment, and team pre-game meals.	\$95,800.00	\$0.00	\$95,800		This project was approved for three years. The second year covered is FY 2017/2018. The third year is FY 2018/2019 for \$40,000.
Subtotal Sports:		\$755,643.64	\$1,787,181.00	\$95,800.00		
Total Arts, Culture, History, Entertainment, and Sports Category:		\$1,332,385.64	\$2,272,852.00	\$151,490.00		

Fiscal Year 2017/2018 Community Enhancement Fund Community Grant Applications

Application Name	Project Description	FY 2017/2018 CEF Requested	In-kind Contribution	FY 2017/2018 Funds Approved	Endorsement (if applicable)	Notes
Education Category						
Van Go at Sacramento Children's Museum (SCM)	Last year, SCM received grant funding to provide teachers and students with a more comprehensive outreach program. With the launch of the Van Go program lessons from the museum's weekly education programs were brought into Rancho Cordova classrooms for curriculum specific activities. The activities range from literacy based programs to STEM focused programs to artistic lessons. The programs are provided at no cost to Rancho Cordova schools through the grant. The proposed application is to continue to offer Van Go at no cost to schools (40 classrooms) within Rancho Cordova and purchase one additional exhibit for the program. The proposed program would serve up to 1,000 students.	\$30,400.00	\$8,500.00		Yes, SCUSD, FCUSD, and EGUSD	In-kind based on 1,000 free passes to SCM
916 Ink - Creating Confident Youth Authors	Last year, 916 Ink, an arts-based literacy nonprofit, received grant funding to provide creative writing workshops to youth ages 8-18 in Rancho Cordova. The proposed application is to expand the current model and provide 10 creative writing workshops to more than 250 students and to 30 additional adults with development disabilities within Rancho Cordova. Programs include: . What's Your Story (K-5th graders) . Fictionauts (6-8th graders) . Find Your Voice (9-12th graders and beyond)	\$98,331.00	\$46,501.00		Yes, SCUSD, FCUSD, and EGUSD	
Project ADAM	Project ADAM is an apparel design and manufacturing career technical education program curriculum. This is a multi-year request (\$28,508/year for two years). The proposed program would identify 20 students to participate in: . Fashion industry practices . Importance of math in fashion . Designing . Flat and digital pattern making . Draping . Sewing construction . Entrepreneurial practices . Domestic vs. international manufacturing . Textile basics . Project management	\$28,508.00	\$0.00		Checking with SCUSD on feasibility of hosting program. No from EGUSD and FCUSD	In-kind contribution of text books, training manuals, and workbooks

Fiscal Year 2017/2018 Community Enhancement Fund Community Grant Applications

Application Name	Project Description	FY 2017/2018 CEF Requested	In-kind Contribution	FY 2017/2018 Funds Approved	Endorsement (if applicable)	Notes
Coaches for Kids by S.T.O.R.M.	The Coaches for Kids Project is designed to help schools promote a positive school culture free of bullying, where kids are excited to be in school, and students are supported in achieving specific behavioral targets. There are two primary components to the proposed project. . Recess coaches designed to complement the school's existing positive behavior interventions and supports systems (Minimum of 10 students per school site) . After school enrichment program to help students achieve and maintain a strong balance between mind and body (Serve all students, up to 25 at a time, enrolled in ASES during after-school hour at each selected school site) . Funding requested is based on serving Sunrise and Robert J. McGarvey schools sites over a 40-week period	\$45,800.00	\$10,000.00		Yes, EGUSD/No from FCUSD	Funds requested and in-kind contribution is based on serving two EGUSD school sites
Folsom Cordova and Sacramento City School Garden Program	This proposed project would extend the support, technical assistance, training and garden program expertise to Rancho Cordova schools within the Folsom Cordova and Sacramento City Unified School Districts. The project team will deepen the support and training for the four pilot schools selected in FY 2016/2017 (White Rock, A.M. Winn, Peter J. Shields, and Cordova Meadows) and add Mills Middle School as a fifth pilot site. This includes, but is not limited to: . Training and support to implement garden based curriculum . Increase the number of classes/students participating in the garden activities . Strengthen the leadership team at each campus . Help develop district guidelines that facilitate garden learning and support garden coordinators . Provide group trainings at the American River Ranch and at the annual Garden Symposium for teacher teams from other schools who received funding to construct a school garden	\$34,250.00	\$20,125.00		Yes, SCUSD and FCUSD	
Playmakers Character and Leadership Academy: Collaboration with a Community Partner (FCUSD/ASES)	Last year and the year prior, Playmakers received grant funding to provide an academic school year youth mentoring program which uses sports to motivate youth to improve grades, behavior, reading, and to become more accountable individuals overall. The new grant proposal aims to serve 150+ students. The program currently operates at Cordova Meadows, White Rock, and Cordova Gardens Elementary Schools. The current grant request is a multiyear request (a combined \$53,800 if both FY 2017/2018 and FY 2018/2019 is approved in full. The afterschool program focuses on three main areas: . Character and values curriculum . Let's Go Learn diagnostic software (reading measurement) . Sports and recreation activities The proposal also includes exploring the integration of the character curriculum into the ASES programs within Folsom Cordova Unified School District.	\$45,550.00	\$10,000.00		Yes, FCUSD	In-kind donation is based on the approval of a multi-year request.

Fiscal Year 2017/2018 Community Enhancement Fund Community Grant Applications

Application Name	Project Description	FY 2017/2018 CEF Requested	In-kind Contribution	FY 2017/2018 Funds Approved	Endorsement (if applicable)	Notes
After School Education and Safety (ASES) Program	Last year and the year prior, Folsom Cordova Unified School District received grant funding to expanded the After School Education & Safety (ASES) Program to two more elementary schools within Rancho Cordova. The state-funded ASES Program calls for sites to provide academic assistance, academic enrichment, and physical recreation for students. The two additional schools, currently funded by the Community Enhancement Fund, wouldn't qualify for the state ASES funding because their enrollments do not meet the funding criteria of the state grant. The City's funding broadens the coverage of the after school programming. The City funding has also supported an expanded enrichment component at all eleven ASES sites. The ASES program currently operates at multiple elementary schools including Cordova Gardens, Cordova Meadows, Cordova Villa, Navigator, Peter J. Shields, Rancho Cordova, Riverview STEM Academy, White Rock, Williamson, as well as Mills and Mitchell Middle Schools. The new grant proposal aims to keep the expanded after school programming in Rancho Cordova.	\$75,000.00	\$757,547.00		Yes, FCUSD	
Family Engagement Summer Academy	The summer program is designed to focus not only on students but also the participation of caring adults. The program has three objectives: . Reduce summertime childhood hunger . Reduce summer learning loss . Increase parent/adult capacity to support academic and social success of students The program will be delivered at two Folsom Cordova Unified School District (FCUSD) sites in 2017. Forty students at each site will be served, three hours every afternoon, Monday through Thursday, during the month of June. Parents/caring adults will attend two afternoons each week during the four-week program. Food is served to students every day, and the adults will receive dinner on their session days as well (provided by federal nutrition grants). If granted Community Enhancement Funds, the number of sites being operated by FCUSD in 2018 would expand and/or the number of students served at identified sites would increase. Community Enhancement Funds would also support field trips for students and adults every Friday (2018 four-week program).	\$15,000.00	\$14,297.00		Yes, FCUSD	
P.A.R.T.Y. (Prevent Alcohol and Risk related Trauma in Youth)	The proposed program is a four-hour injury prevention program for high school students. The goal is to provide education that is aimed to increase youth awareness regarding drinking and driving, cell phone usage while driving, and other driving distractions in a way that will improve and reduce risky behaviors. Students are bused from their school to the nearest hospital (Mercy Folsom used in the past). The grant funding requested would support four program visits during the school year at Cordova High School. The program has been at Oakridge, Vista del Lago, and Folsom High school during the past seven years.	\$15,000.00			Yes, FCUSD	

Fiscal Year 2017/2018 Community Enhancement Fund Community Grant Applications

Application Name	Project Description	FY 2017/2018 CEF Requested	In-kind Contribution	FY 2017/2018 Funds Approved	Endorsement (if applicable)	Notes
Governments Engaging Youth in the City of Rancho Cordova	PRO Youth and Families is proposing to provide a three-pronged approach for 100 youth to engage in government and civic education in the City of Rancho Cordova. This includes: . Youth @ City Council Program (12-month civic education program) . Summer @ City Hall Academy (4-week summer program) . Community Investment Project (Youth-led project) PRO Youth and Families received funding in both FY 2015/16 and FY 2016/17 to provide the Youth Advocacy Program and the Youth @ City Council Program.	\$83,629.00	\$21,281.00		Yes, FCUSD	
Folsom Lake College/Rancho Cordova Promise Program	The Folsom Lake College/Rancho Cordova Promise Program enables recent high school graduates who live in the City of Rancho Cordova and take a full class load (12 units) at Folsom Lake College to attend college virtually fee-free for their first year. For those students whose fees are covered by other forms of financial aid, Promise dollars can be applied towards books and required supplemental materials at the Folsom Lake College Store. The Folsom Lake/Rancho Cordova Promise Program, the first Promise Program in the region, was funded with an initial grant by the City in FY 2016/2017. The current grant proposal funding request covers 130 students.	\$150,540.00	\$7,500.00			In-kind contribution is a three year pledge by Dignity Health at \$7,500/year
Parent Life Rancho Cordova	Parent Life Rancho Cordova provides non-faith-based instruction and parenting support to teen parents. Through Parent Life mentors, teen parents are empowered to make good choices by being encouraged to further their education and move toward successful, independent living. With grant funding from the City, Parent Life Rancho Cordova would be able to expand from serving 30 teen parents and their children to approximately 50 teen parents and their children in Rancho Cordova. Parent Life Rancho Cordova's use of the Cordova Neighborhood Church facility does not require church membership or any religious teaching for any of the program's participants. The request is \$70,000 per year for five fiscal years.	\$70,000.00	\$12,540.00		Yes, Neighborhood Church of Christ No, FCUSD	In-kind contribution is per year for five fiscal years
Miracus - A fun way to learn	Miracus is a franchise of Abacus Master. The after school math enrichment program uses the Soroban Abacus techniques to teach arithmetic skills. The proposed program includes eight levels and caters to children from 4-12 years of age. Each student has his/her own individual study portal. Online exams are conducted at the end of every level. The proposed project is a multi-year request, of at least two years. The project aims to serve up to 50 students per school year.	\$29,500.00			No, FCUSD	Applicant submitted endorsement form late. Applicant is exploring non-school sites instead. No location has been confirmed yet.

Fiscal Year 2017/2018 Community Enhancement Fund Community Grant Applications

Application Name	Project Description	FY 2017/2018 CEF Requested	In-kind Contribution	FY 2017/2018 Funds Approved	Endorsement (if applicable)	Notes
CL3 Mentors at Cordova High School	Last year, the Cordova Lancers Leaders & Legends Mentors at Cordova High (MACH) program received grant funding to provide a community-based mentoring program focused on promoting positive behavior, academic improvement, community service, and vocational skill development, while rewarding participants for their accomplishments. The program (free to students) takes place at Cordova High School. The proposed application is to continue to offer the program at Cordova High School for a minimum of three years, which will allow the program to build capacity and expand fundraising and sponsorship efforts. The program is expected to serve between 75-125 students at any given time. Participants are selected by the program coordinator and through teacher/staff referrals from both Cordova and Kinney High Schools.	\$60,000.00	\$107,000.00		Yes, FCUSD	
Roots and Horizons Group Mentoring	The proposed projects seeks to address the shortage of adult mentors for youth in the City of Rancho Cordova. Approximately seven years ago, the Folsom Cordova Community Partnership (FCCP) began providing group mentoring services support to late elementary, middle and high school students in Rancho Cordova through a small grant from the City of Rancho Cordova (CDBG funding). Since beginning this project, demand from Rancho Cordova schools for additional mentor groups have increased beyond FCCP's current funding capacity. The proposed project include 60 students being matched to mentors averaging 30 mentoring hours per student. The project will operate out of FCCP's space on Gadsten Way. Group mentoring meetings will take place at targeted school sites within Rancho Cordova.	\$27,831.00	\$46,638.00		Yes, FCUSD	
2017-2018 NTLP Rancho Cordova Youth Leadership Development Program	The proposed project seeks to provide a year-long, three-part, youth leadership development program for Rancho Cordova teens. Program activities include: . Attendance at the National Teen Leadership Program (NTLP) three-day youth leadership camp at CSUS for 20 Rancho Cordova teens . NTLP University Peer-to-Peer Teen Mentoring Training, a private half-day workshop, for the same 20 teens who attended the leadership camp. They will become peer-to-peer mentors and coaches to teens throughout part three of the program. . Participation in the NTLP Leadership Academy workshop series "Leadership in the 21st Century" for up to 150 Rancho Cordova teens. One workshop will be presented per quarter through the 2017/2018 school year.	\$42,280.00	\$30,300.00			Letter of support from Rancho Cordova Training Center

Fiscal Year 2017/2018 Community Enhancement Fund Community Grant Applications

Application Name	Project Description	FY 2017/2018 CEF Requested	In-kind Contribution	FY 2017/2018 Funds Approved	Endorsement (if applicable)	Notes
College Readiness Summer Program	This proposed project is to provide an intensive two-week summer program to rising seniors that attend public schools in Rancho Cordova. The program could be opened up to any high school graduate interested in applying to college. The program will familiarize students with options they have available with respect to attending college. They will also identify and devise a plan to work toward. During the two-week program, students will: . Take a SAT preparation course . Work on a college personal statement . Participate in individual college coaching to prepare applications for the CSU/UC system . Benefit from one-on-one college advising In addition, there will be a one-day college bus tour. Parents will be invited to an introduction to the college admission process and a financial aid seminar.	\$22,150.00	\$13,000.00		Yes, SCUSD	
Boys & Girls Club	Over the past year, The Boys & Girls Clubs of Greater Sacramento has provided after school programs and services for youth in Rancho Cordova. There are currently more than 160 registered members. At the beginning of the 2016/2017 school year, the Club opened its teen program on the campus of Cordova High School. The Club would like to maintain and enhance its partnerships on campus and serve even more students at Cordova High School (200 registered members). The proposal includes: . Running the Summer Jobs program again with Cordova High students which includes development days every Friday for mentoring and guidance (minimum of 50 youth) . Of the 50 Summer Jobs program graduates, a minimum of 15 would be selected for placement at summer internships . Free 8-week summer camp program for elementary aged youth (75 youth) . Keystone Club Program that affords teens and opportunity to gain leadership and service experience	\$221,278.10	\$25,000.00		Yes, FCUSD	
FCUSD Social Emotional Learning (SEL)	Folsom Cordova Unified School District (FCUSD) is committed to providing schools that are safe, caring places for children to enjoy learning, be intellectually challenge, make lasting friendships, and master essential standards of learning. FCUSD values relationships with students and parents that foster a shared responsibility to student learning. This proposal encompasses three approaches to contribute to student success. This includes: . Fostering empathy and respect in students . Positive parent engagement . Strong home learning environment The proposal seeks to fund the "Skills for Parent and Student School Success" at 10 Rancho Cordova elementary schools with three models of support. The models include: . Parenting skill building program . Facilitation by a Parent Coordinator . Student awareness program such as A Touch of Understanding	\$127,000.00	\$0.00		Yes, FCUSD	

Fiscal Year 2017/2018 Community Enhancement Fund Community Grant Applications

Application Name	Project Description	FY 2017/2018 CEF Requested	In-kind Contribution	FY 2017/2018 Funds Approved	Endorsement (if applicable)	Notes
Boys & Girls Club Feasibility Study	The Boys & Girls Club of Greater Sacramento, in consideration of expanding its services in Rancho Cordova, is seeking funding in the amount of \$50,000 to complete a feasibility study. The proposed pre-development study deliverables include: . Community mapping and needs assessment . Identification of resources to fund the project, as well as ongoing support . Identification of community-based organizations to partner with on the project . Business and resource development plan . Preliminary site identification and investigation . Facilities and site plan The proposal calls for the study to be commissioned by Lester Consulting Group, Inc.	\$50,000.00	\$20,000.00			
Subtotal Education:		\$1,272,047.10	\$1,150,229	\$0		
Other Category						
Cordova Community Food Locker Facility/Equipment Upgrades	The proposed project consists of seven individual elements: . New HVAC unit for food intake processing trailer . Installation of a freezer conversion unit (ability to switch from freezer to refrigerator depending on most critical need) . Energy efficient and cost-effective lighting upgrades . Installation of rain gutters and downspouts on food storage facility . Elastomeric coating over main food storage area for better temperature control	\$39,000.00	\$0.00			
Neighborhood Beautification Program	The Sierra Service Project (SSP) proposes to run a third year of a volunteer home improvement and community beautification program. The current second-year program is in progress. In the current program year, SSP has completed 14 projects for 11 homeowners, and should complete 9 more by June. They have organized 50 volunteer work days this program year. The proposed application is to continue to offer the program at no cost to Rancho Cordova homeowners with a focus on: . Beautifying neighborhoods (general yard cleanup, exterior painting, building or repair of fences, etc.) . Increase civic engagement through use of volunteers	\$64,000.00	\$0.00			
Sacramento Valley Live Steamers Irrigation Project	The proposed project includes the completion of construction documents and the construction of a new irrigation system on the Sacramento Valley Live Steamers (SVLS) railroad site at Hagan Community Park. The City, through a prior Community Enhancement Fund grant, funded the preparation of a Master Plan and construction documents for the project through 30% drawings. Over the past year, the City, Cordova Recreation and Park District, and SVLS met and developed a plan. Through the construction of this project increased water conservation will be achieved as well as greater efficiency in maintenance at this volunteer run amenity. This will create greater capacity of SVLS to work on trains and grow their historic organization and offerings to the community.	\$141,713.00	\$60,000.00			

Fiscal Year 2017/2018 Community Enhancement Fund Community Grant Applications

Application Name	Project Description	FY 2017/2018 CEF Requested	In-kind Contribution	FY 2017/2018 Funds Approved	Endorsement (if applicable)	Notes
New RC Community Center/City Library/DMV Office/Historical Society Display	The proposed project calls for the establishment of a community center, City library, DMV office, and historical society display at the former Kohl's building in Rancho Cordova. The proposed project is envisioned as being a five year project at a cost of \$500K per year.	\$500,000.00	\$0.00			
Kudos Plus 2017-2018	The proposed project is a beautification award program for residents of Rancho Cordova which would be managed and administered by Volunteers in Neighborhood Services (VINS), a group of engaged residents. The focus will be on recognizing homeowners who show pride in the maintenance of their home. VINS will select homes in 17 neighborhoods using the Rancho Cordova Good Neighbor Guide in the selection process.	\$3,200.00	\$0.00			VINS estimates 350 hours of volunteer time per year
MCC-HOA Emergency Evacuation Plan	The MCC-HOA has been working on an Emergency Evacuation Plan for the residents of the Mobil Country Club. The plan is now finished. A 10-page manual is ready for print. The MCC-HOA would like to print and distribute the manual and map to all residents of the Mobil Country Club. The grant request is to cover the cost of printing the manual. The map insert has already been printed.	\$500.00	\$0.00			
Neighborhood and Home Improvement Project	Rebuilding Together Sacramento proposes to run a neighborhood impact project (second year in Lincoln Village) to strengthen residents and neighborhoods in a concentrated geographic area in the City. On April 29, 2017, 15 homes will receive a variety of health, safety, efficiency and beautification improvements including drought resistant front yard landscaping. The homes are located on a few neighboring streets. The proposal is to repeat the project in the Lincoln Village neighborhood in FY 2017/2018, resulting in an additional 10-15 homes improved. Over the past four years, 40 homes were improved in Rancho Cordova through various home improvement programs. In addition over \$120,000 worth of improvements were made to Soil Born Farms in FY 2014/2015.	\$150,000.00	\$174,500.00			
Outdoor Picnic Seating	The proposed project calls for purchasing student made picnic benches and decorative fencing to extend the cafeteria and community eating space at A.M. Winn. A.M. Winn prides itself on being a hub for community events. The It Takes a Lincoln Village events such as Trunk-or-Treat and the Christmas Parade, as well as monthly meetings take place on the campus. Students and families often picnic on the campus lawns. The funding would purchase up to 20 picnic benches and/or seating areas and add small decorative fencing to accent the area.	\$10,000.00	\$0.00		Yes, SCUSD	
City of Rancho Cordova Gateway Overhead Street Signs	The proposed project calls for the design and installation of overhead street signs at four points in the City of Rancho Cordova. The first overhead gateway sign is proposed at the north end of Sunrise Boulevard. The proposed project is envisioned as being a four-year project at a cost of \$10K per year for design, placement, permits, etc.	\$10,000.00	\$0.00			

Fiscal Year 2017/2018 Community Enhancement Fund Community Grant Applications

Application Name	Project Description	FY 2017/2018 CEF Requested	In-kind Contribution	FY 2017/2018 Funds Approved	Endorsement (if applicable)	Notes
Whisker Warriors Spay/Neuter Program	The Rancho Cordova Whiskers Warriors, in partnership with the City of Rancho Cordova, Sacramento SPCA, and Animal Spay and Neuter, proposes to run a third year of a spay/neuter program for canines and felines (and a small number of rabbits) in Rancho Cordova and the continuation of the caring of community (homeless) felines. The current second-year program is in progress. The proposed application is to continue to offer the program which includes: . Spay/neuter and vaccinations for Rancho Cordova community felines . Support a return to field program in Rancho Cordova . Support spay/neuter, vaccinations, microchips and flea prevention for resident canines and felines . Support spay/neuter for domesticated rabbits owned by residents . Support the costs of caring for community feline populations in Rancho Cordova	\$38,454.00	\$5,750.00			
Construction Phase: American River Ranch Entrance Project	The proposed project would implement the designs completed by the project team focused on redeveloping the terminus of Chase Drive into a more formal community gateway that highlights the diverse recreational and educational amenities available at this location in Rancho Cordova. This proposal includes the full cost for this project. Phasing suggestions can be provided. The overall project include: . New three-way intersection in the American River Ranch, community center and Hagan Community Park . Driveway into the American River Ranch . Paved parking area on the American River Ranch site . Overflow parking area . Bike trail connector . Thematic way-finding signage at key locations . Fencing and security gates at public entrance points . Landscaping	\$880,000.00	\$0.00			
Explore Rancho Cordova	The Rancho Cordova Chamber of Commerce proposes to run a third year of the Explore Rancho Cordova Program. The program provides a heartfelt and professional invitation to "Explore" Rancho Cordova from our City to its residents, employees, and visitors. An average of 300 new residents each quarter receive a "Welcome to Rancho Cordova" letter with a gift enclosed, including an invitation to a new resident reception as well as a letter from the Mayor. In 2016, 1,159 residents were reached and approximately 250 new residents attended a reception. Also in 2016, 160 welcome bags were delivered or picked up by new residents outside of the welcome receptions. The proposed application is to continue to offer the program through FY 2021/2022 (at \$50,000 per year for the next five years).	\$50,000.00				In-kind support in the form of volunteer hours and items donated (about 300 items donated per quarter)
Rancho Cordova Interactive Virtual Tour	The proposed project is the creation of a Rancho Cordova interactive virtual tour to showcase the City's attributes for economic development, tourism enhancement, event attraction, and recreation. The project is envisioned as a collaborative project with the project team consisting of Rancho Cordova Travel and Tourism, the City of Rancho Cordova, and Xplorit.	\$21,100.00	\$21,100.00			In addition to the in-kind contribution, the Rancho Cordova Travel and Tourism will pay any annual fees for hosting, as well as maintenance, technology upgrades, etc. for content on

Fiscal Year 2017/2018 Community Enhancement Fund Community Grant Applications

Application Name	Project Description	FY 2017/2018 CEF Requested	In-kind Contribution	FY 2017/2018 Funds Approved	Endorsement (if applicable)	Notes
Rancho Cordova HART Winter Shelter and Homeless Assistance	Rancho Cordova Homeless Assistance Team (HART) has hosted and organized winter shelter for the homeless in Rancho Cordova. This proposed project will fund improving and expanding Rancho Cordova HART's winter shelter and homeless assistance. Grant funds will go towards reserving an intake site, hosting additional nights (from 7 weeks to 10 weeks), providing three volunteer trainings, and paying for a bimonthly mentorship program to work in with the homeless and Rancho Cordova's homeless Navigator. Additionally, funds will also cover the purchase of things such as replacement sleeping bags, intake supplies, bus passes, thrift store vouchers, etc.	\$12,000.00	\$50,000.00			
BARC & SABA: Promoting Bicycling in Rancho Cordova	The project will enhance Rancho Cordova's status as a bicycle friendly community by providing services and activities that support and encourage Rancho Cordova residents who travel by bicycle or want to travel by bicycle. Sacramento Area Bicycle Advocates (SABA) and Bicycle Advocates of Rancho Cordova (BARC) seek the second year of funding for activities during FY 2017/2018 that include valet bike parking at 24-30 community events, 12-18 social rides, and 12-16 bike maintenance classes.	\$19,384.58	\$1,000.00			
RC TV Commercial	The proposed project is to create an advertising commercial (film and mix three) for Rancho Cordova. The commercial would focus on the American River. The commercial would feature river and water attractions inside and near the City of Rancho Cordova. The project team consists of independent writer J.D. Hawkes and independent filmmaker Jim Bowers. The goal is to increase public awareness of Rancho Cordova's assets for both visitors and residents.	\$24,000.00	\$0.00			
RC Moose Lodge	The Rancho Cordova Moose Lodge received funding in FY 2016/2017 to make upgrades to the parking lot lighting, fencing, and landscaping. The current year proposal seeks to continue the improvements to the property by: . Erecting a piece of art at the front entrance . Demolishing of the storage units/replacing them with sea containers . Upgrading the front entrance . Replacing the doors and windows . Additional fencing (north side)	\$131,000.00	\$5,000.00			
Full Circle Rancho Cordova and Rosemont	The proposed project is to obtain funding to purchase a vehicle that will be used for the pick-up of donations. In turn, these donations (household items, clothing, shoes, furniture, etc.) are provided free of charge to members of the community.	\$5,500.00	\$0.00			The resident would provide the insurance, registration, and maintenance of the vehicle.
Other Subtotal:		\$2,099,851.58	\$317,350.00	\$0		
Total all Community Grant Types:		\$4,704,284.32	\$3,740,431.00	\$151,490.00		

COMMUNITY ENHANCEMENT FUND APPLICATIONS RECEIVE

April 3, 2021

AGENDA



- Recap of FY 2017/18 Community Enhancement Fund grant application process
- Anticipated award of community grants
- Summary of grant applications received
- Timeline and process for project selection and awarding of grants
- Preliminary update on the Folsom Lake College/Rancho Cordova Promise Program

GRANT APPLICATION PROCESS

Confirmed the criteria, prioritization method, preliminary
baseline, and funding categories
Conducted outreach and held Town Hall Workshops on
grant process and new supplemental form
Grant applications accepted February 15th to March 15th
Applicants received confirmation of grant submittal and
coming important dates

PROJECT SELECTION CRITERIA

Criteria below will help guide the City's
evaluation and selection of projects to receive

funding:

Community Pride

Public Engagement

Quality of Life

Public Safety

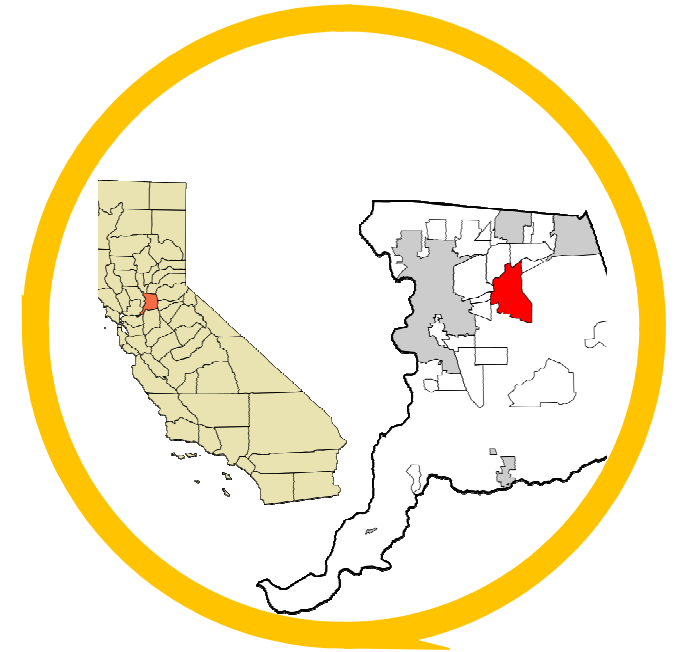
Arts, Culture, History, and Entertainment

Sports

Children and Youth

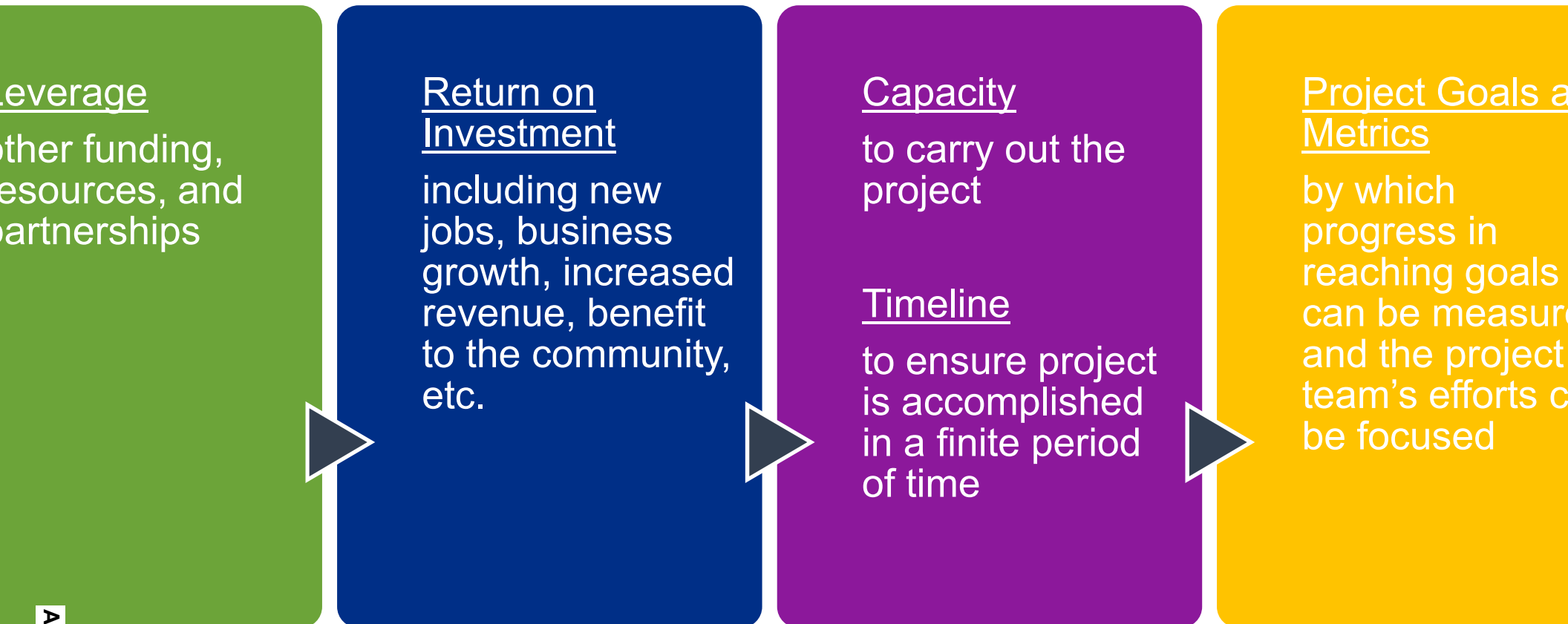
Education

Business/Economic Development



Prioritization Method

Projects will be reviewed and prioritized for grant funding based on the following elements:



ANTICIPATED COMMUNITY GRANTS



Arts, Culture,
History,
Entertainment,
and Sports



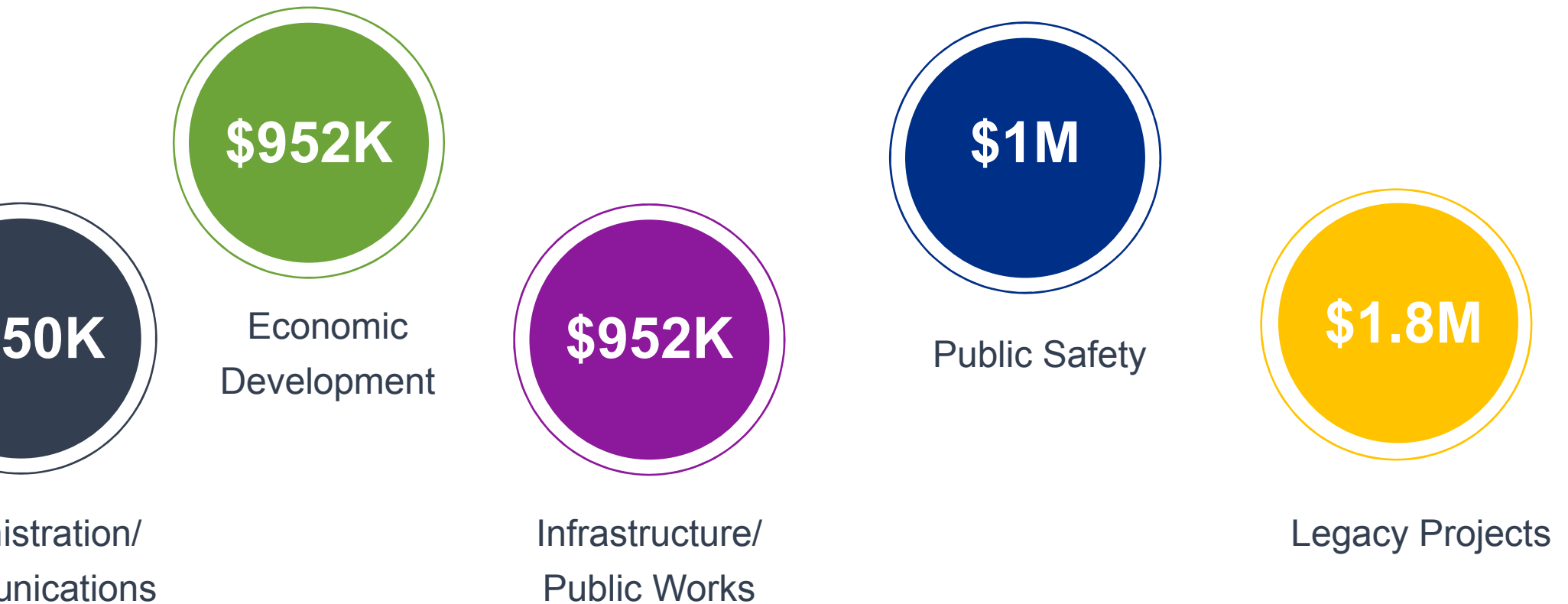
Education



Other projects

Anticipated in community grants. Approximate award amounts listed. Final amounts may differ.)

ADDITIONAL FUNDING CATEGORIES



\$50K in additional funding. Approximate award amounts listed. Final amounts may differ.)

SUMMARY

NT APPLICATIONS RECEIVED

SUMMARY OF GRANT APPLICATIONS

Applications Received

Sixty-nine applications totaling over \$4.7M

- One applicant has since withdrawn

Applications have been sorted based on primary category out of the following options:

- Arts, Culture, History, Entertainment, and Sports
- Education
- Other

Subtotal by Category

- Arts, Culture, History, Entertainment, and Sports = approximately \$1.3M
 - Already approved \$151K
- Education = approximately \$1.3M
- Other projects = approximately \$2.1M

EXT STEPS

COMMUNITY ENHANCEMENT FUND

NEXT STEPS

Staff is continuing to review applications and supplemental materials
distributed summary and set of electronic community grant applications
April 17 packet will include recommended department project lists

City Council requests by April 17

At the April 17 and May 15 Regular City Council meetings, and the May 23
and May 24 Work Sessions, we may invite applicants to present their
project and we may make selection recommendations to Council

Would you like to keep the May 9 Work Session for grant discussions?

Department project lists will be discussed in May

Funding decisions could be made in May and formally adopted on June 5

Staff intends to notify all applicants of the funding decisions by June 30

COMMUNITY ENHANCEMENT FUND APPLICATIONS RECEIVED

April 3, 2017



AGENDA

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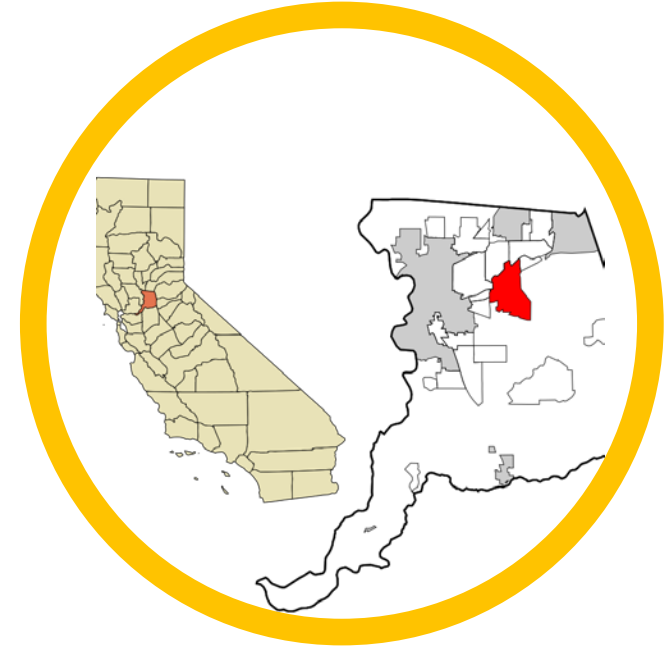
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- Community Pride
- Civic Engagement
- Quality of Life
- Public Safety
- Arts, Culture, History, and Entertainment
- Sports
- Children and Youth
- Education
- Business/Economic Development



PRIORITIZATION METHOD

Projects will be reviewed and prioritized for grant funding based on the following elements:

Leverage

other funding,
resources, and
partnerships

Return on Investment

including new
jobs, business
growth, increased
revenue, benefit
to the community,
etc.

Capacity

to carry out the
project

Timeline

to ensure project
is accomplished
in a finite period
of time

Project Goals and Metrics

by which
progress in
reaching goals
can be measured
and the project
team's efforts can
be focused

ANTICIPATED COMMUNITY GRANTS



Arts, Culture,
History,
Entertainment,
and Sports



Education



Other projects

(\$1.7M anticipated in community grants. Approximate award amounts listed. Final amounts may differ.)

ADDITIONAL FUNDING CATEGORIES

\$350K

Administration/
Communications

\$952K

Economic
Development

\$952K

Infrastructure/
Public Works

\$1M

Public Safety

\$1.8M

Legacy Projects

(\$5M in additional funding. Approximate award amounts listed. Final amounts may differ.)

SUMMARY

GRANT APPLICATIONS RECEIVED

SUMMARY OF GRANT APPLICATIONS

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