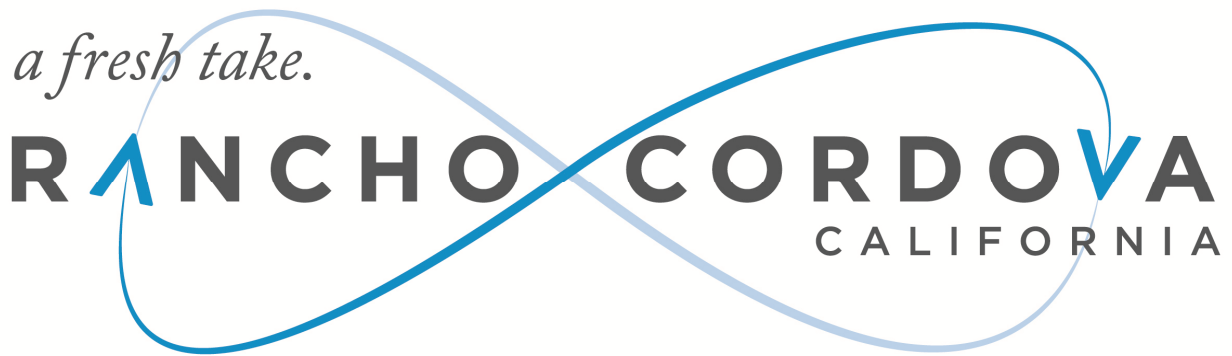


CITY OF RANCHO CORDOVA



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

Monday, September 18, 2017

5:30 PM – Regular Meeting

AGENDA

Donald Terry, Mayor

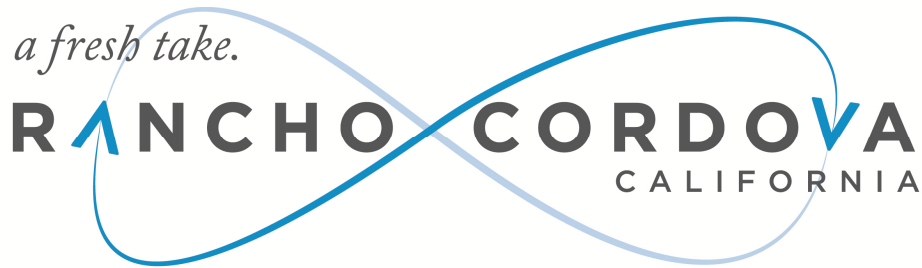
Linda Budge, Vice Mayor

Robert J. McGarvey, Council Member

David Sander, Council Member

Garrett Gatewood, 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, September 18, 2017

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

AGENDA

1. REGULAR MEETING - CALL TO ORDER / ROLL CALL

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

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

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

3. PLEDGE OF ALLEGIANCE

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

4. INVOCATION

Reverend Father Chuck Kelly from St. John Vianney Catholic Church will give the invocation.

5. OPEN SESSION - REPORT FROM CLOSED SESSION

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

6. PRESENTATIONS

- 6.1 Community Enhancement Fund Grant Check Presentations, Stacy Delaney, Community Enhancement Analyst.
- 6.2 Welcome New School District Superintendents.

7. PUBLIC COMMENT

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

8. COUNCIL REPORTS

9. CITY MANAGER'S REPORT

10. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

- 10.1 **Subject:** Meeting Minutes of September 5, 2017 Special and Regular Meeting.
Recommendation: Adopt Minutes.
- 10.2 **Subject:** Resolution 119-2017 to Approve the Final Map of Veranda at Stone Creek, and a Subdivision Improvement Agreement Related to the Development of 163 New Homes on the Westerly Side of Spoto Drive Between Zinfandel Drive and North Mather Boulevard.
Recommendation: Adopt Resolution No. 119-2017.
Result of Recommended Action: Approval will result in the City entering into a Subdivision Improvement Agreement (Exhibit A) guaranteeing the construction of public roads and utilities with Elliott Homes, Inc. and recording the final subdivision map creating 163 new residentially zoned lots located on the westerly side of Spoto Drive between Zinfandel Drive and North Mather Boulevard.
Staff Report: Albert Stricker, Public Works Director.
Advances Goals: 1 and 2.
- 10.3 **Subject:** Resolution Authorizing the City Manager to Execute the Second Restated Grant Agreement Between the City of Rancho Cordova and the Cordova Community Council Foundation for \$480,000 in Funding Annually Through Fiscal Year 2020.
Recommendation: Adopt resolution 117-2017, authorizing the City Manager to Execute the Second Restated Grant Agreement Between the City of Rancho Cordova and the Cordova Community Council Foundation
Result of Recommended Action: The City will make funds available to the Cordova Community Council for a three-year renewal of an annual grant to provide a professionally managed umbrella organization for Rancho Cordova non-profits that will provide community event support, volunteer management and civic engagement.
Staff Report: **Staff Report:** Cyrus Abhar, City Manager and Kim Juran-Karageorgiou,

Administrative Services Director.

Advances Goals: 1,2,5.

- 10.4 **Subject:** Approval of Council Member Appointments to Regional Boards, Commissions and Committees.

Recommendation: That Council Members confirm their commitments to serve on other agency boards, commissions, and committees.

Result of Recommended Action: The City Council will continue to serve in leadership roles throughout the region. The City Clerk will notify each agency board, commission, or committee of the appointments or of any changes and will ensure that any necessary Fair Political Practices Commission (FPPC) filings are completed.

Staff Report: Stacy Leitner, City Clerk.

Advances Goals: 1, 4, 5.

11. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

- 11.1 **Subject:** A Resolution Approving the 2016-17 Community Development Block Grant (CDBG) Consolidated Annual Performance Evaluation Report (CAPER) for submittal to US. Department of Housing and Urban Development (HUD).

Recommendation: Approve Resolution No. 122-2017.

Result of Recommended Action: Approves 2016-17 CDBG CAPER for submittal to HUD, and allows the City Manager to sign necessary HUD documentation for CAPER submittal.

Staff Report: Jessica Hayes, Grant Management Consultant.

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

12. PUBLIC HEARING ITEMS

- 12.1 **Subject:** Introduction first reading of Ordinance amending Titles 6 and 23 of the Rancho Cordova Municipal Code relating to personal cannabis cultivation.

Recommendation: Staff recommends that Council introduce and waive the first reading of Ordinance 10-2017 amending Title 6 and Title 23 of the City's Municipal Code related to personal cannabis cultivation.

Result of Recommended Action: Ordinance 10-2017 amending Titles 6 and 23 will be introduced and the first reading of ordinance will be waived. The second reading and adoption of the ordinance would take place at the next regularly scheduled Council meeting. If adopted, the Ordinance would continue the City's prohibition on outdoor personal cannabis cultivation and align the limited indoor cultivation allowances with new state law passed by the voters under Proposition 64.

Staff Report: Adam Lindgren, City Attorney and Kerry Simpson, Neighborhood Services.

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

- 12.2 **Subject:** European Parts Depot Major Design Review; Project No. DD9694 – Located at 11560 Elks Circle.

Recommendation: Approve Resolution 123-2017.

Result of Recommended Action: Approval of Resolution 123-2017 would allow construction of 17,500 square-foot warehouse industrial building, parking area, lighting, and landscaping for an undeveloped site.

Staff Report: June Cowles, Senior Planner.

Advances Goals: 1 and 5.

13. REGULAR CALENDAR ITEMS

- 13.1 **Subject:** Direction on Sundance Subdivision pedestrian connection to Sunridge Plaza and Sunrise Boulevard.
Recommendation: Receive report and direct staff on the proposed Sundance subdivision map pedestrian connectivity.
Result of Recommended Action: No formal action is requested of Council at this time. Council insight and/or direction to City staff may assist with the review of this project.
Staff Report: June Cowles, Senior Planner.
Advances Goal: 2
- 13.2 **Subject:** Direction on 11650 Douglas Road Zoning and future development.
Recommendation: Receive report and direct staff on future zoning and development for 11650 Douglas Road.
Result of Recommended Action: No formal action is requested of Council at this time. Council insight and/or direction to City staff may assist with the review of this project.
Staff Report: June Cowles, Senior Planner.
Advances Goals: 2 and 6
- 13.3 **Subject:** Resolution 121-2017 Approving the Fiscal Year 2017-18 and 2018-19 Senate Bill 1 (SB 1) Project List and Amend the Fiscal Year 2017-19 Budget to include the SB 1 Project List Related to Road Maintenance Funding.
Recommendation: Adopt Resolution No. 121-2017 amending the Fiscal Years 2017-19 Adopted Budget and Capital Improvement Plan to include the Senate Bill 1 Project List to include project useful life and project schedule.
Result of Recommended Action: Adoption of this resolution will allow the City to receive SB1 Road Maintenance and Rehabilitation Account Funding.
Staff Report: Albert Stricker, Public Works Director and Megan Siren, Public Works Analyst.
Advances Goals: 1,2,3.

14. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

15. ADJOURNMENT

ADDITIONAL INFORMATION

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

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

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

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

UPCOMING MEETINGS	
Tuesday, September 26, 2017	5:30 PM Special Meeting/Work Session
Monday, October 2, 2017	4:00 PM Special Meeting/Study Session 5:30 PM Regular Meeting
Wednesday, October 4, 2017	5:30 PM Special Meeting/Closed Session
Monday, October 16, 2017	5:30 PM Regular Meeting
Wednesday, October 18, 2017	5:30 PM Special Meeting/Closed Session
Monday, November 6, 2017	4:00 PM Special Meeting/Study Session 5:30 PM Regular Meeting
Monday, November 20, 2017	5:30 PM Regular Meeting
Tuesday, November 28, 2017	5:30 PM Special Meeting/Work Session
Monday, December 4, 2017	4:00 PM Special Meeting/Study Session 5:30 PM Regular Meeting
Tuesday, December 12, 2017	5:30 PM Special Meeting/Work Session
Monday, December 18, 2017	5:30 PM Regular Meeting

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

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

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

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

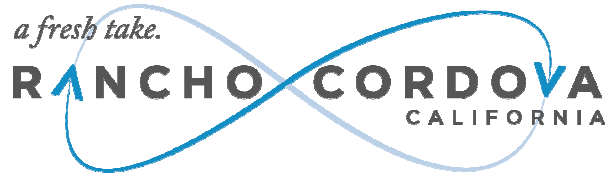
CERTIFICATION OF POSTING OF AGENDA

I, Stacy Leitner, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the Monday, September 18, 2017 Regular Meeting of the Rancho Cordova City Council/Successor Agency to the CRA/RCFC was posted and available for review on September 14, 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 September 14, 2017 at Rancho Cordova, California.



Stacy Leitner, City Clerk



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

City Hall
2729 Prospect Park Drive, Rancho Cordova

Tuesday, September 05, 2017

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

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

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 4:03 PM.

Council Members Present: McGarvey, Terry, Gatewood

Council Members Absent: Budge, Sander

Staff Members Present: Leitner, Stricker, Abhar, Carr, Lima, Cook, Sparkman, Goulart

2. PUBLIC COMMENT

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

3. SPECIAL MEETING ITEM

3.1 **Subject:** South Sacramento Habitat Conservation Plan Workshop.

Recommendation: Allow for public comment and provide any Council Member feedback related to the public review materials.

Result of Recommended Action: None. This is an informational workshop.

Staff Report: Cyrus Abhar, City Manager.

Advances Goals: 1, 2, and 5.

The following individual addressed the City Council regarding this item:

- Victoria Harris

ACTION: Discussion item only; no action taken.

3.2 **Subject:** Appointment of Council Representatives to the South Sacramento Conservation Agency Joint Powers Authority to Oversee the Implementation of the South Sacramento Habitat Conservation Plan with Other Public Agencies in the Region.

Recommendation: Following the prior appointment of one Council Member as a JPA Board Member and one Council Member as an alternate, the City Council should appoint one additional Council Member to the JPA Board and one additional alternate.

Result of Recommended Action: The City will have two Council Members on the JPA Board and two alternates available to fill in when needed.

Staff Report: Stacy Leitner, City Clerk.

Advances Goals: 1, 2, and 5.

ACTION: Motion to appoint Vice Mayor Budge and Council Member Gatewood to the JPA Board, and appoint Mayor Terry and Council Member McGarvey as JPA Board alternates by Terry second by McGarvey; Carried by a 4:0 roll call vote (Sander absent).

4. ADJOURNMENT OF SPECIAL MEETING

Mayor Terry adjourned the special meeting to the regular meeting at 4:27 PM.

5. REGULAR MEETING - CALL TO ORDER / ROLL CALL

Mayor Terry called the regular meeting to order in the David B. Roberts Council Chambers at 5:30 PM.

Council Members Present: McGarvey, Terry, Budge, Gatewood

Council Members Absent: Sander

Staff Members Present: Leitner, Delaney, Stricker, Kniestedt, Abhar, Simpson, Downton, Carr, Lima, Smith, Cook, Haven, Goulart, Sosa, Kreiling, Humphries

6. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedule.

7. PLEDGE OF ALLEGIANCE

A member of the audience led the pledge.

8. INVOCATION

Clifton Shaw, Jr. from Judah God's House of Praise gave the invocation.

9. PRESENTATIONS

- 9.1 Presentation of Proclamation by Council Member Gatewood to Richard Montgomery, recognizing September 2017 as Prostate Cancer Awareness Month.
- 9.2 Stacy Delaney, Community Enhancement Analyst, presented Community Enhancement Fund Grant Checks.

10. PUBLIC COMMENT

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

- Braden Murphy

Mayor Terry closed the public comment period.

11. COUNCIL REPORTS

Council reported on events since the last meeting.

12. CITY MANAGER'S REPORT

City Manager Cyrus Abhar gave his report.

13. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

ACTION: Motion to approve items 13.1 through 13.3 by Budge second by McGarvey; Carried by a 4:0 roll call vote (Sander absent).

- 13.1 **Subject:** 8-21-17 Special Meeting and Regular Meeting Minutes and 8-29-17 Special Meeting Minutes.

Recommendation: Approve the Minutes.

- 13.2 **Subject:** Property Maintenance Code.

Recommendation: Staff recommends that Council waive the second reading and adopt Ordinance No. 9-2017.

Result of Recommended Action: Adoption of Ordinance No. 9-2017 would add a new chapter to the Municipal Code addressing property maintenance.

Staff Report: Adam Lindgren, City Attorney and Kerry Simpson, Neighborhood Services.

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

- 13.3 **Subject:** Soil Born Farms Access and Parking Improvements Project – Adoption of Mitigated Negative Declaration and Project Approval.

Recommendation: Adopt Resolution No. 113-2017.

Result of Recommended Action: Adoption of Resolution No. 113-2017 will:

- Approve the Soil Born Farms Access and Parking Improvements Project Mitigated Negative Declaration (Exhibit A).
- Establish findings that the Project will not have a significant effect on the environment.

- Adopt the Mitigation Monitoring and Reporting Program (Attachment 2).
- Approve project scope.

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

Advances Goals: 1, 2, and 5.

- 13.4 **Subject:** Resolution Re-Affirming the Designation of Mayor Donald Terry as the Voting Delegate and Designating the Alternate for the 2017 League of California Cities Annual Conference to be held September 13-15, 2017 in Sacramento, California.

Recommendation: Adopt Resolution No. 120-2017, re-affirming the designation of Mayor Donald Terry as the Voting Delegate and designating the Voting Alternate for the 2017 Annual League of California Cities Conference Business Meeting.

Result of Recommended Action: The Voting Delegate or Alternate will be able to represent the City by voting at the Annual Business Meeting at the League of California Cities Conference.

Staff Report: Stacy Leitner, City Clerk.

Advances Goal: 1.

ACTION: Motion to adopt Resolution 120-2017 reappointing Mayor Terry as the Voting Delegate and appointing Council Member Gatewood as the alternate for the 2017 Annual League of California Cities Business Meeting by Budge second by McGarvey; Carried by a 4:0 roll call vote (Sander absent).

14. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

- 14.1 **Subject:** 3390 Sunrise Boulevard Parcel Split - Project No. DD9716 - Tentative Parcel Map.

Recommendation: Adopt Resolution 118-2017.

Result of Recommended Action: Adoption of Resolution 118-2017 would approve the applicant's request to subdivide an existing 2.46+/- parcel into two new parcels; Lot A at 1.248 acres and Lot B at 1.208 acres. This lot split would allow for the sale, lease, or finance of individual parcels. No physical improvements or changes in use are proposed with this request.

Staff Report: Nicholas Sosa, Assistant Planner.

Advances Goals: 1, 4, and 6.

Mayor Terry opened the public hearing. There were no speakers. Mayor Terry closed the public hearing.

ACTION: Motion to approve item 14.1 by Budge second by McGarvey; Carried by a 4:0 roll call vote (Sander absent).

15. PUBLIC HEARING ITEMS

NONE.

16. REGULAR CALENDAR ITEMS

NONE.

17. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Council had no requests for future agenda items.

18. ADJOURNMENT

Mayor Terry adjourned the meeting in memory of Deputy Robert French at 6:13 PM.

Stacy Leitner, City Clerk

MEMORANDUM

DATE: September 18, 2017

TO: Honorable Mayor and Council Members

FROM: Albert Stricker, Public Works Director
Marilyn Phelps, Assistant Land Surveyor

SUBJECT: **RESOLUTION 119-2017 TO APPROVE THE FINAL MAP OF VERANDA AT STONE CREEK, SUBDIVISION NO. FM 2016-002-01 AND EXECUTE THE SUBDIVISION IMPROVEMENT AGREEMENT.**



RECOMMENDATION

Adopt Resolution No. 119-2017.

RESULT OF RECOMMENDED ACTION

Approval of this recommended action will result in the City entering into a Subdivision Improvement Agreement (Exhibit A) guaranteeing the construction of public roads and utilities with Elliott Homes, Inc. and recording the final subdivision map creating 163 new residentially zoned lots located on the westerly side of Spoto Drive between Zinfandel Drive and North Mather Boulevard.

BACKGROUND

The map has been examined and checked for compliance with Title 22 of the City of Rancho Cordova Municipal Code and the California Subdivision Map Act. The City Council approved the tentative map on July 5, 2016 and the third amendment to the development agreement was entered into and recorded on August 30, 2016. A copy of the final map (Attachment 2) and copy of the vicinity map (Attachment 3) are included with this letter.

Roads are offered for dedication with this final map. Elliott Homes Inc. has provided a performance and labor and material bond guaranteeing the construction of the public improvements. The final monumentation for the subdivision has been secured with the performance bond. The soil report requirement has been satisfied by Mid Pacific Engineering, Inc. dated January 31, 2017.

The Tax Collector has certified that there are no delinquent taxes against the property. The 2017/2018 estimated taxes have been secured with the Sacramento County Tax Collector.

FISCAL IMPACT

There is no fiscal impact to the City associated with approval of the final map.

ATTACHMENTS

1. Resolution No. 119-2017 including Exhibit A Subdivision Improvement Agreement
2. 8 ½ " X 11" Copy of Final Map
3. Vicinity Map

CITY OF RANCHO CORDOVA

RESOLUTION NO. 119-2017

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
TO APPROVE THE FINAL MAP OF VERANDA AT STONE CREEK, SUBDIVISION
NO. FM 2016-002-01 AND EXECUTE THE SUBDIVISION IMPROVEMENT AGREEMENT**

WHEREAS, the City Council approved the Tentative Map on July 5, 2016 per Resolution No. 89-2016; and

WHEREAS, the map is in substantial compliance with the approved tentative map; and

WHEREAS, applicable conditions of approval have been complied with; and

WHEREAS, the map complies with Title 22 of the City of Rancho Cordova municipal code and the California Subdivision Map Act.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA that the City Council approves the Final Map of Veranda at Stone Creek, Subdivision No. FM 2016-002-01 and resolves to execute a Subdivision Improvement Agreement (Exhibit A) on behalf of the City in connection with Elliott Homes, Inc. an Arizona corporation in the form hereto attached, and for all matters incidental thereto, and to do and perform everything necessary to carry out the purpose of this resolution.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 18th day of September, 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Donald Terry, Mayor

ATTEST:

Stacy Leitner, City Clerk

SUBDIVISION IMPROVEMENT AGREEMENT

THIS AGREEMENT entered into this _____ day of _____, 2____, by and between the City of Rancho Cordova, (hereinafter "City"), and Elliott Homes, Inc., an Arizona Corporation (hereinafter "Principal").

RECITALS

WHEREAS, Section 66462 of the Government Code provides that if the work of improvement required therein is not completed prior to the acceptance of a final subdivision map, the owner of the subdivision may enter into an agreement with the City to perform the work of improvement as required by said sections in consideration of the acceptance of said final subdivision map by the City; and

WHEREAS, Section 66499 of the Government Code requires that said Agreement be secured by a surety bond or by an instrument of credit issued by a financial institution subject to regulation by the State or federal governments or by a cash deposit; and

WHEREAS, Section 66499.3 establishes the types and amount of security to guarantee the performance of any such improvement agreement; and

WHEREAS, City and Principal desire to enter into an improvement agreement as authorized by the Subdivision Map Act under the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the mutual promises, conditions and covenants hereinafter set forth, City and Principal agree as follows:

1. **Incorporation of Recitals**. The foregoing recitals are hereby incorporated by reference.

2. **Findings and Conditions of Subdivision Map**. Principal recognizes that approval of his subdivision was subject to the findings and conditions attached to such approval and hereby acknowledges and agrees to be bound by such findings and conditions.

5/26/17

3. **City Approval of Subdivision Map.** City agrees to approve the final map of the subdivision presented to it by Principal and designated **Veranda at Stone Creek Subdivision No. FM 2016-002-01**, and to accept on behalf of the public all lands, rights of way and easements therein offered in dedication, in accordance with the conditions hereinafter set forth.

4. **Completion of Improvements.** In consideration of such approval, Principal agrees to complete the work of improvement required for said subdivision in accordance with the requirements of the Rancho Cordova City Code and such standard specifications created by applicable City ordinances or resolutions which are in effect at the time of the installation of said improvements. The work required may lie within or outside the subdivision and must be completed within **24** months of the date of this agreement.

5. **Payment For Services.** Principal further agrees to promptly pay, when due, all costs for plan checking, inspection services and material testing performed by City pursuant to the requirements of Sections 12.03.210 et. seq. of the Rancho Cordova City Code.

6. **Park Renovation Fee.** Principal acknowledges that the City has adopted a fee for the purpose of renovating existing parks in the amount per single family lot within the Final Map ("Park Renovation Fee"). Principal acknowledges and agrees that such fee will be paid prior to the issuance of a building permit for the respective lot.

7. **Acceptance of Improvements.** Upon satisfactory completion of all public improvements in accordance with standard specifications created by City ordinances or resolutions which are in effect at the time of the installation of said improvements, City agrees to accept for maintenance the work of improvement within the dedicated parcels shown on said final subdivision map, and any off site easements granted, subject to the provisions of paragraph 9 hereof. Acceptance will be postponed until such time the City determines a public purpose exists. Public Purpose is defined as existence of habitable structures within the subdivision.

5/26/17

8. **Notice of Commencement of Work.** Principal shall notify the City Engineer in writing of the commencement of the work of improvements.

9. **Correction of Defects.** Principal agrees to remedy any defects in the improvement arising from faulty or defective construction of said improvements occurring within twelve months after acceptance thereof by City.

10. **Indemnity.** Principal shall indemnify and hold harmless City from any and all loss, damage or liability arising out of or resulting from Principal's performance or non-performance of his duties and obligations under this Agreement, or from the negligent act or omission of himself, his agents, servants and employees. Principal shall, at his own cost and expense, defend any and all actions, suits, or legal proceedings arising out of or resulting from the performance or nonperformance of this Agreement, that may be brought or instituted against the City, its officers and employees, on any such claim or demand, and pay or satisfy any judgment that may be rendered against the City in any such action, suit or legal proceedings, or result thereof, regardless whether caused in part by a party indemnified hereunder.

11. **Extension of Completion Date.** If the construction of the work or improvement should be delayed without fault of Principal, the time for completion thereof may be extended by City for such period of time as City may deem reasonable.

12. **Improvement Security.** (a) Principal shall obtain and furnish to City an improvement security consisting of a surety bond in favor of City, issued by a corporate surety authorized to do business in the State of California, and in form approved by City, securing the faithful performance by Principal of the work of improvement required, and also securing the payment of the costs and interest, if any, due under Sections 12.030.210 et seq. of the Rancho Cordova City Code, as provided in Paragraph 5 herein and an additional bond issued by a corporate surety authorized to do business in the State of California, in the amount of not less than 50 percent of the total estimated cost of

5/26/17

the improvement, securing payment to contractor, his subcontractors, and to persons renting equipment or furnishing labor or materials for the improvement.

(b) In lieu of said corporate surety bonds, Principal may furnish an improvement security consisting of a letter of credit, certificate of deposit, or similar instrument of credit, in form satisfactory to City, issued by a financial institution subject to regulation by the State or Federal government, pledging that the funds necessary to meet the performance required herein are on deposit, and guaranteed for payment on demand. Said letter of credit, certificate of deposit, or similar instrument of credit shall provide that the funds designated therein shall become trust funds for the purposes set forth in said instrument.

(c) The failure of Principal to commence the required work of improvements, or to complete the same within the time required after commencement thereof, shall entitle City to the full payment of the security, or so much thereof as may be necessary to complete the required work of improvement. The amount of the surety bond for faithful performance shall be in the sum of **\$3,416,700**. The amount of the surety bond for the payment of the claims of the contractor, his subcontractors, and to persons renting equipment or furnishing labor or materials for the improvement shall be at least 50 percent of the above amount. The letter of credit, certificate of deposit or similar instrument of credit, or cash deposit for faithful performance, shall be in the above amount plus an additional 50 percent for the purposes set forth herein.

13. Improvement Security As Condition Precedent. The furnishing of the improvement security by Principal as required by paragraph 11 hereof shall be a condition precedent to acceptance by City of the above described real property and the performance by the City of the covenants herein on its part to be performed.

14. Inspection of Work In Progress. (a) Principal may request The City Engineer to inspect the work as it progresses. If the work performed is found to be in accordance with the

5/26/17

requirements of City, it may be accepted as it progresses and a partial refund of the cash deposit, or a release pro tanto of the faithful performance bond, letter of credit, certificate of deposit or similar instrument of credit shall be made in a sum in the same ratio to the total deposit as the work accepted bears to the total work to be done. No refund in excess of 85 percent of the total amount of the improvement security for faithful performance shall be made until all the work has been completed and accepted.

(b) The determination of the Administrator of Public Works of City as to the amount of work done, and the amount of refund or partial release pro tanto, shall be final and conclusive. When the work of improvement is accepted, 10 percent of the improvement security shall be retained to guarantee faithful performance of the provisions of paragraph 8 of this Agreement.

(c) Improvement security given to secure payment to contractor, his subcontractors and to persons renting equipment or furnishing labor or materials for the work of improvement may, six months after completion and acceptance of the work, be reduced to an amount not less than the total of all claims on which an action has been filed, and notice thereof given in writing to City, and if there are no actions filed, such improvement security may be released in full.

15. Execution By Real Party In Interest. Where title to the subdivision property is held by the record owner thereof under a holding Agreement, this Agreement and the bond given pursuant thereto must be executed by the real party or parties in interest.

16. Waiver of Civil Code Section 2819. Any extension of time hereunder shall not operate to release the surety on the bond filed pursuant to this Agreement. In this connection the surety waives the provisions of Section 2819 of the Civil Code of the State of California.

17. City Construction of Improvements. In the event that all or any portion of the works of improvement contemplated herein are proposed to be constructed by street improvement

5/26/17

proceedings under the control of City, the undertaking of such proceedings shall in no way relieve Principal of any duties under this Agreement, except where all of the works of improvement that are required under this Agreement have in fact been constructed and accepted by City.

18. Interest. Interest shall accrue at the highest rate permitted by law on all sums from the date payment is due under the terms of this agreement and the sum due is certain or reasonably capable of being made certain.

19. Attorneys' Fees. In the event that it is necessary for the City to enforce the obligations secured by the improvement security furnished pursuant to Paragraph 11 hereof, the City shall be entitled to recover its costs and reasonable expenses and fees, including reasonable attorneys' fees, as provided for in Government Code Section 66499.4.

20. Amendments. This Agreement may be modified or amended, or any of its provisions waived, only by a subsequent written agreement executed by the parties hereto.

21. Entire Agreement. This Agreement and any attachments hereto constitute the sole, final, complete, exclusive and integrated expression and statement of the terms and conditions of this Agreement among the parties hereto concerning the subject matter addressed herein, and supercedes all prior negotiations, representations or agreements, oral or written, that may be related to the subject matter of this Agreement.

22. Construction and Interpretation. It is agreed and acknowledged by the Principal that the provisions of this Agreement have been arrived at through negotiation, and that the Principal has had a full and fair opportunity to revise the provisions of this Agreement and to have such provisions reviewed by legal counsel. Therefore, the normal rule of construction that any ambiguities are to be resolved against the drafting party shall not apply in construing or interpreting this Agreement.

23. Successors and Assigns. This Agreement shall bind and inure to the benefit of the respective successors and assigns of

5/26/17

the parties hereto.

24. Time. Time is of the essence in the performance of each and every term of this Agreement.

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

CITY OF RANCHO CORDOVA

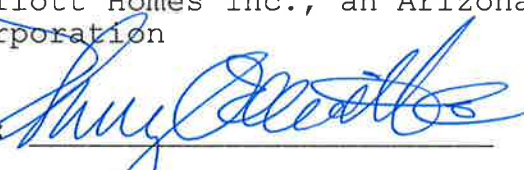
By _____
MAYOR

CITY (SEAL)

ATTEST: _____
Clerk of the City Council

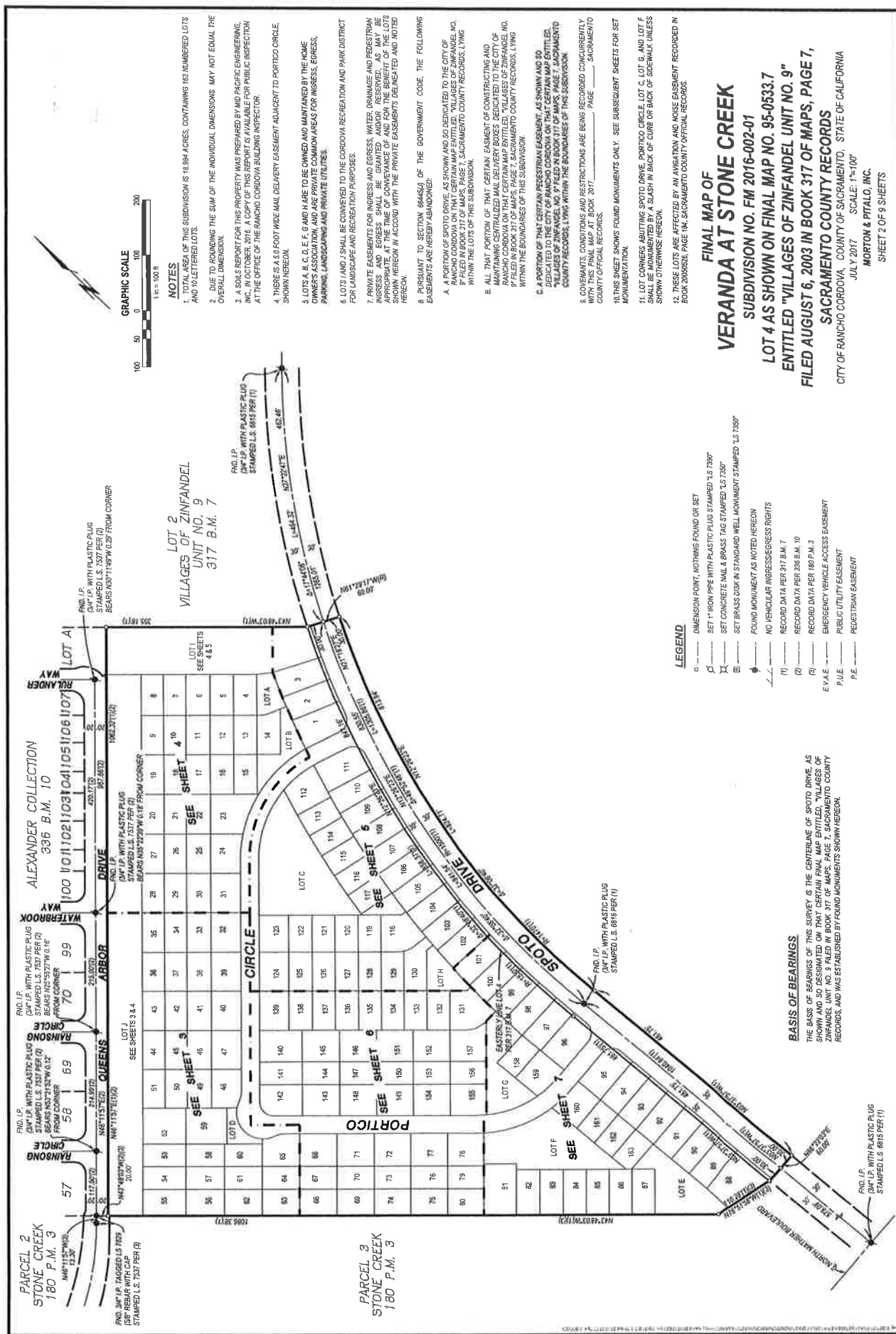
PRINCIPAL

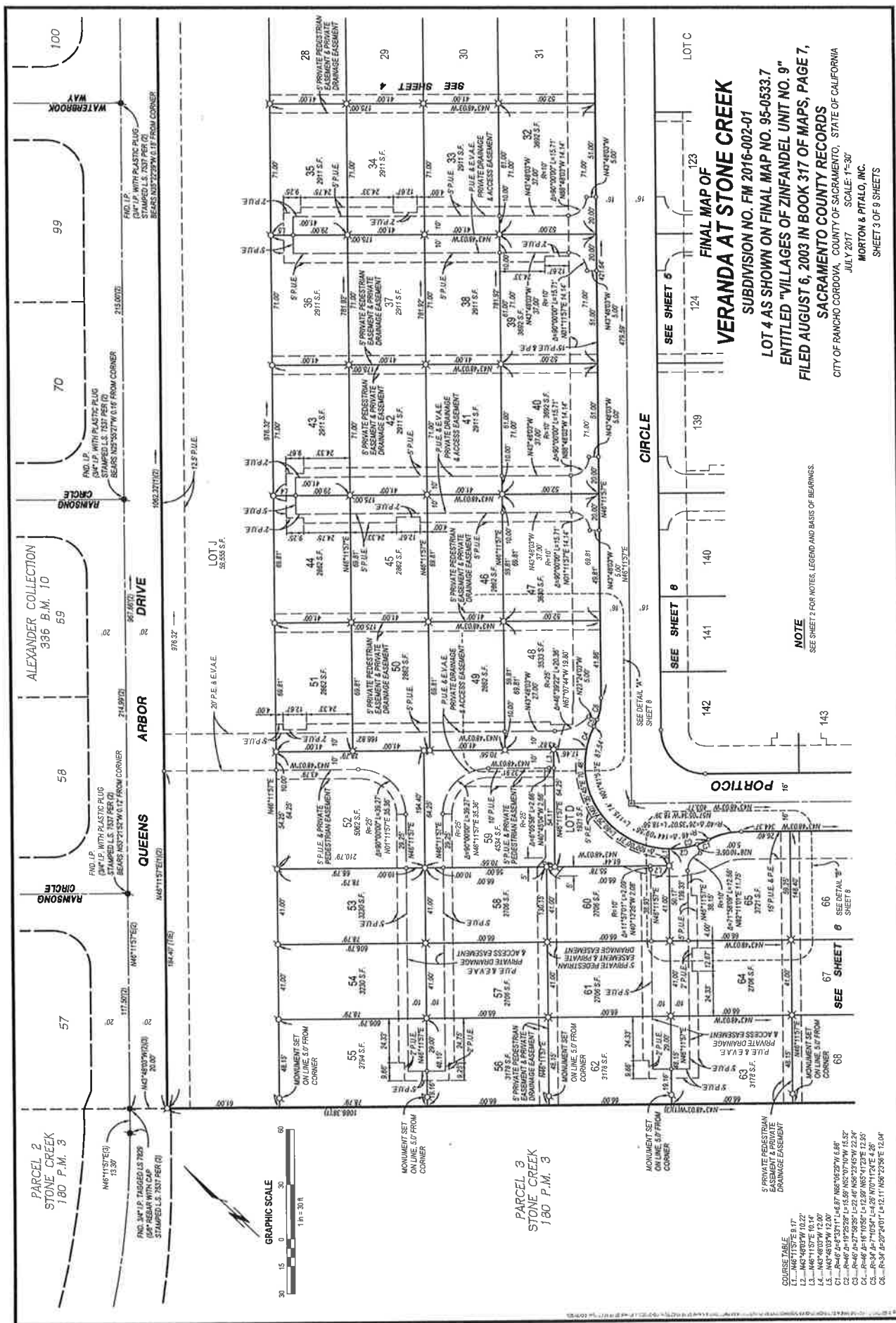
Elliott Homes Inc., an Arizona Corporation

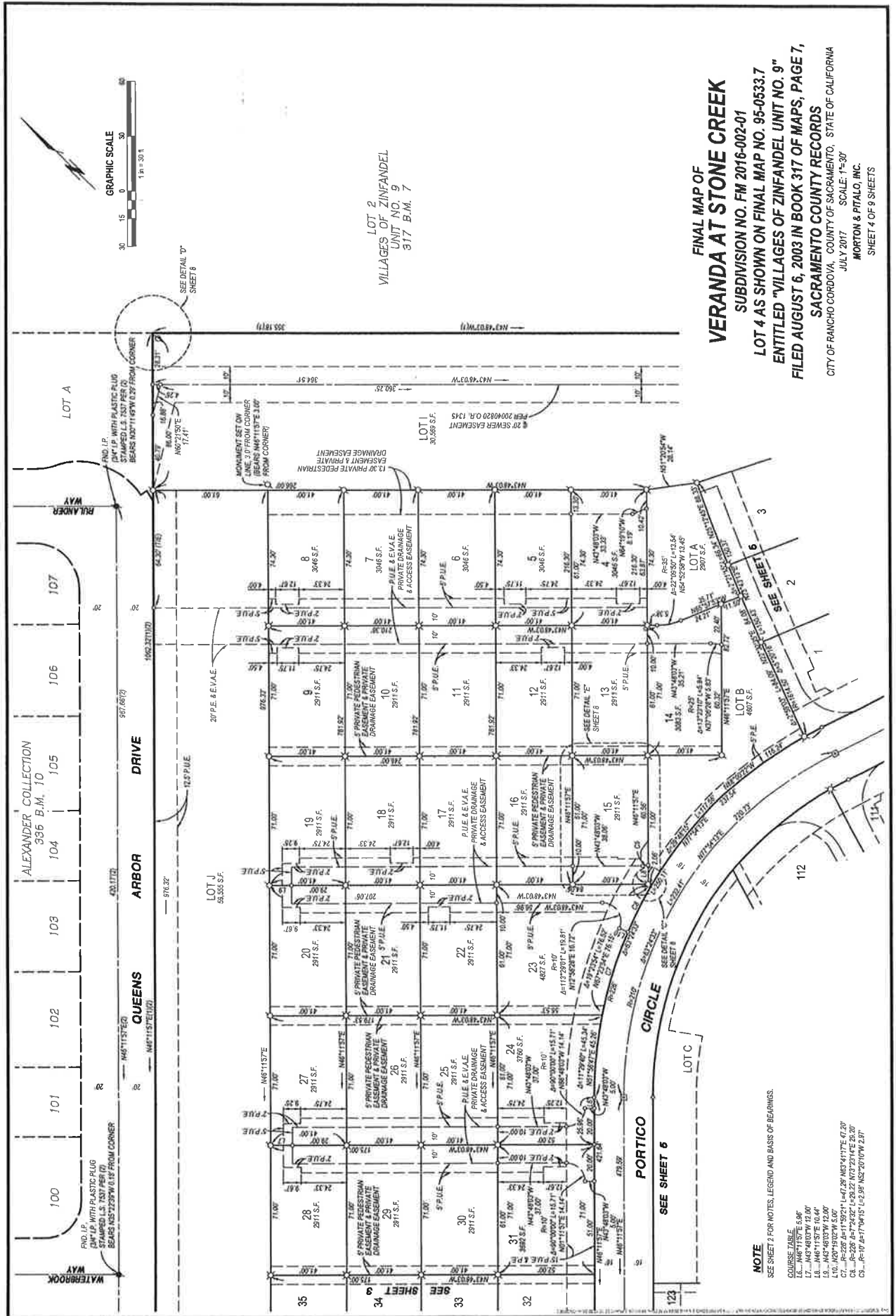
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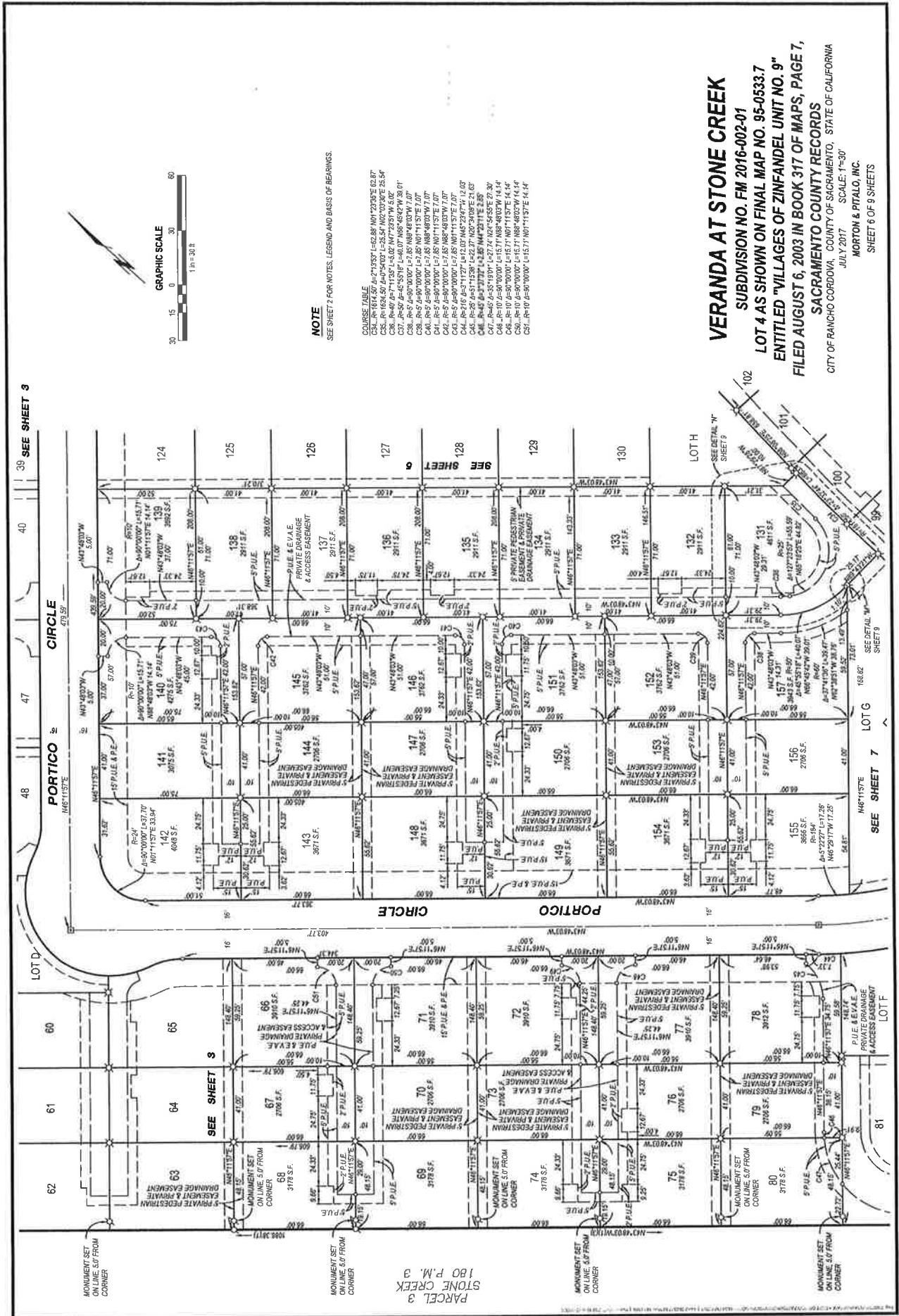
Harry C. Elliott, III
President

5/26/17





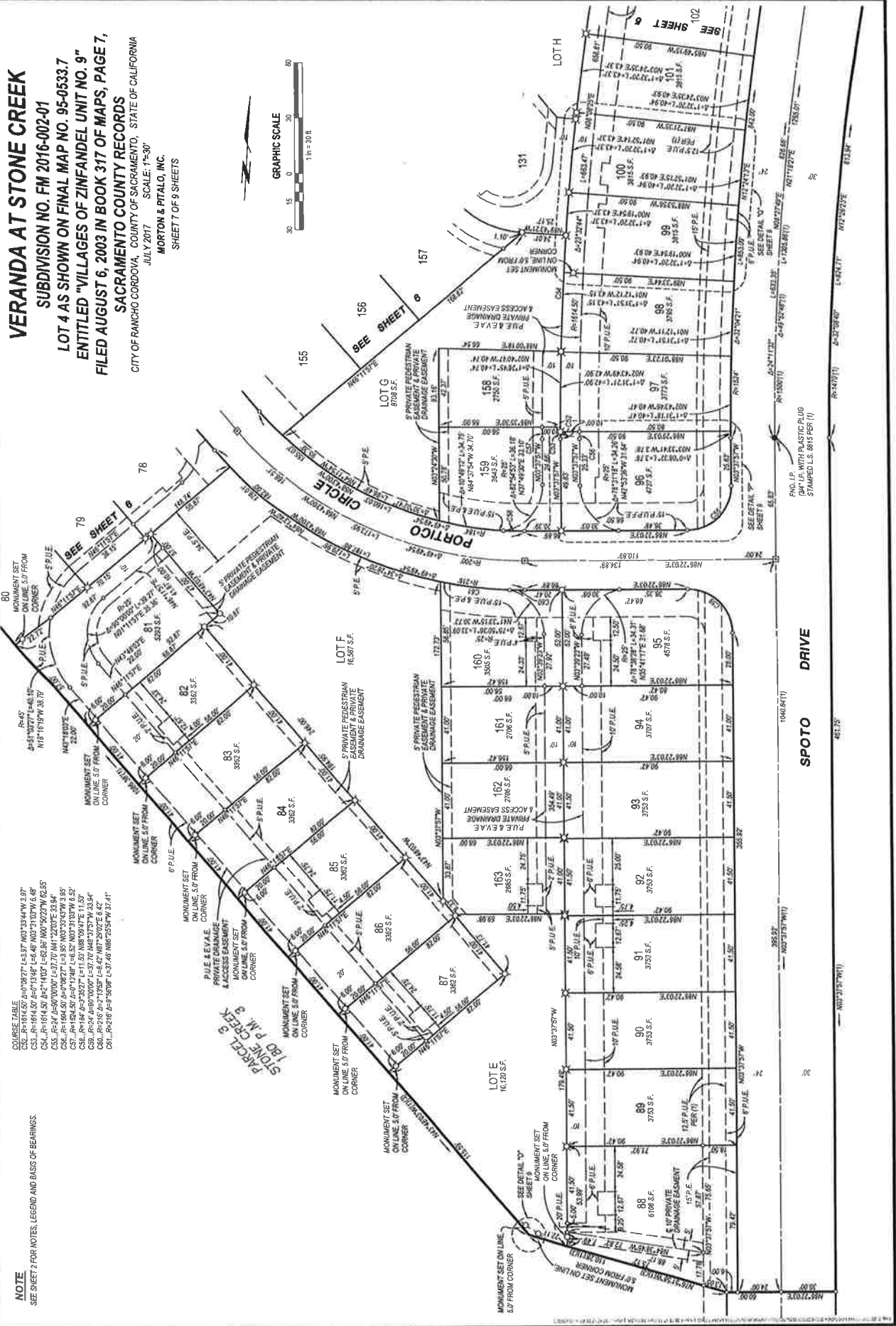




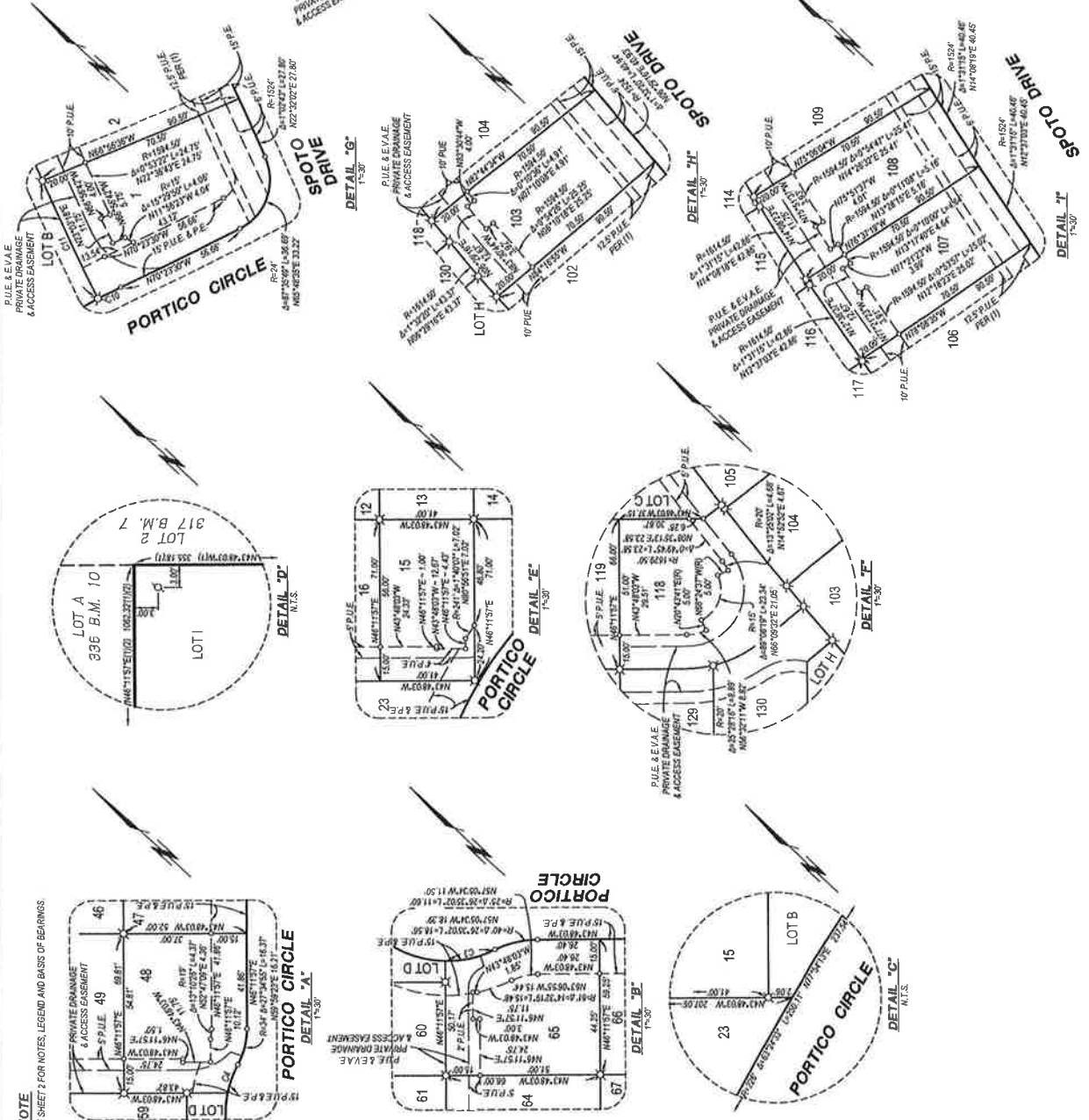
VERANDA AT STONE CREEK
 SUBDIVISION NO. FM 2016-002-01
 LOT 4 AS SHOWN ON FINAL MAP NO. 95-0533.7
 ENTITLED "VILLAGES OF ZINFANDEL UNIT NO. 9"
 FILED AUGUST 6, 2003 IN BOOK 317 OF MAPS, PAGE 7,
 SACRAMENTO COUNTY RECORDS
 CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA
 JULY 2017 SCALE: 1"=30'
 MORTON & PITALO, INC.
 SHEET 7 OF 9 SHEETS

COURSE TABLE
 C82. R-1614.50' A-0°30'27" L-43.37' N03°33'44"W 2.97'
 C83. R-1614.50' A-0°30'27" L-43.37' N03°33'44"W 2.97'
 C84. R-1614.50' A-0°30'27" L-43.37' N03°33'44"W 2.97'
 C85. R-1614.50' A-0°30'27" L-43.37' N03°33'44"W 2.97'
 C86. R-1614.50' A-0°30'27" L-43.37' N03°33'44"W 2.97'
 C87. R-1614.50' A-0°30'27" L-43.37' N03°33'44"W 2.97'
 C88. R-1614.50' A-0°30'27" L-43.37' N03°33'44"W 2.97'
 C89. R-1614.50' A-0°30'27" L-43.37' N03°33'44"W 2.97'
 C90. R-1614.50' A-0°30'27" L-43.37' N03°33'44"W 2.97'
 C91. R-2110' A-9°58'09" L-37.46' N88°23'54"W 37.41'

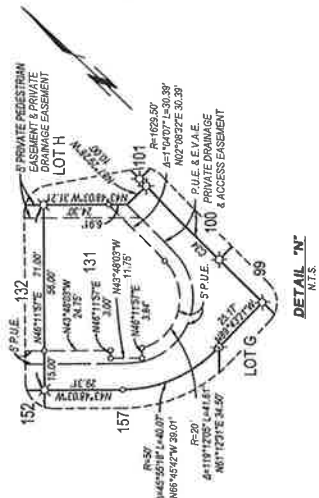
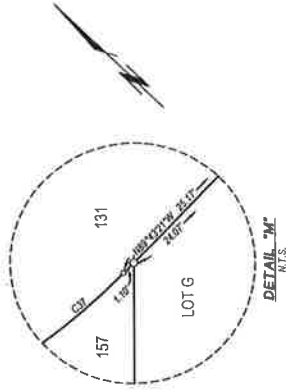
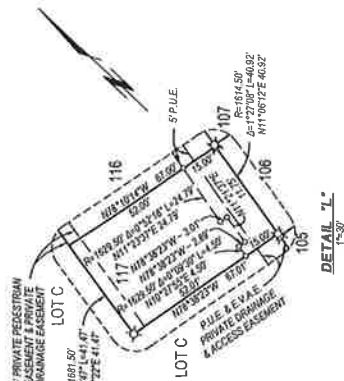
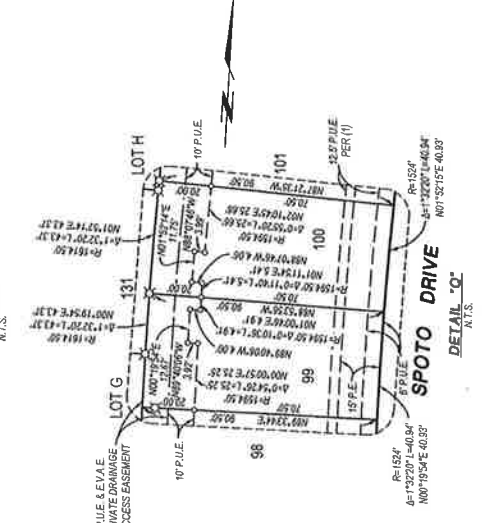
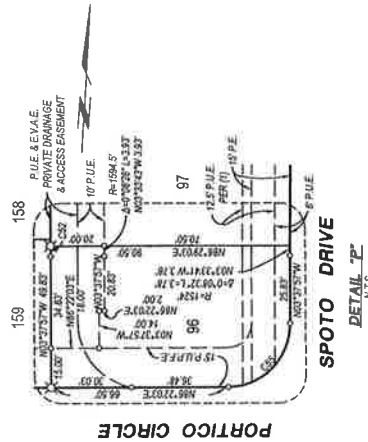
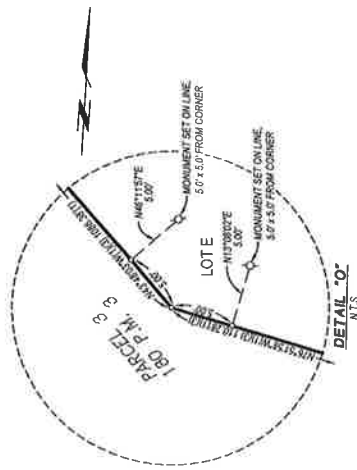
NOTE
 SEE SHEET 2 FOR NOTES, LEGEND AND BASIS OF BEARINGS.



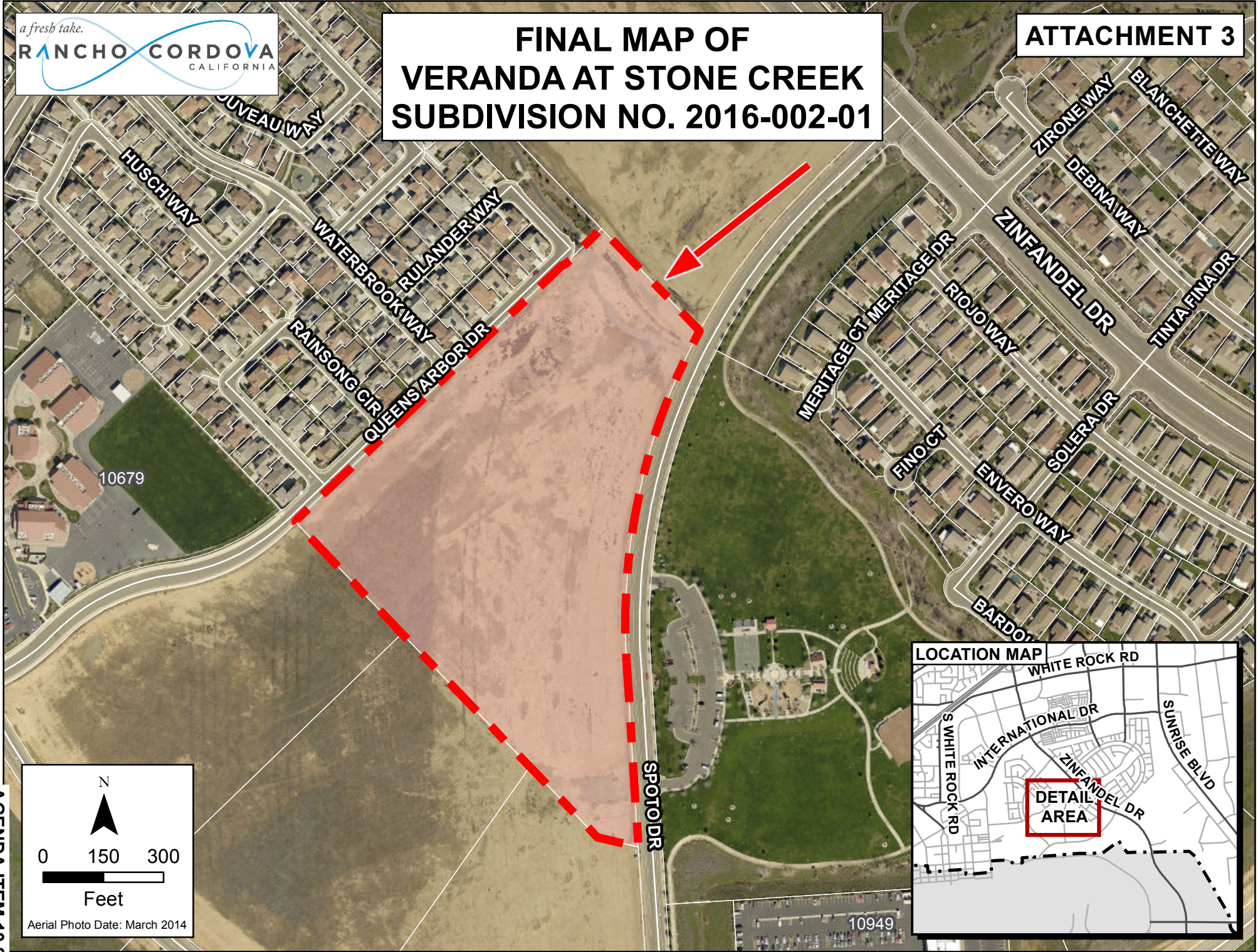
VERANDA AT STONE CREEK
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JULY 2017
MORTON & PITALO, INC.
SHEET 8 OF 9 SHEETS



VERANDA AT STONE CREEK
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 JULY 2017
 MORTON & PITALO, INC.
 SHEET 9 OF 9 SHEETS



FINAL MAP OF VERANDA AT STONE CREEK SUBDIVISION NO. 2016-002-01



AGENDA ITEM 10.2

MEMORANDUM

DATE: September 18, 2017

TO: Honorable Mayor and Council Members

FROM: Cyrus Abhar, City Manager
Kim Juran-Karageorgiou, Administrative Services Director

SUBJECT: Resolution Authorizing the City Manager to Execute the Second Restated Grant Agreement Between the City of Rancho Cordova and the Cordova Community Council Foundation



RECOMMENDATION

It is recommended that the City Council adopt resolution 117-2017 authorizing the City Manager to execute the Second Restated Grant Agreement between the City of Rancho Cordova and the Cordova Community Council Foundation

RESULT OF RECOMMENDED ACTION

The City will make funds available to the Cordova Community Council for a three-year renewal of a grant to provide a professionally managed umbrella organization for Rancho Cordova non-profits that will provide community event support, volunteer management and civic engagement.

BACKGROUND

Since 2007, the City has given grant funds to the Cordova Community Council Foundation (CCCF) for the purpose of creating a professionally managed umbrella organization for Rancho Cordova non-profit organizations. The goal for strengthening the 50+ year old Community Council has always been to build capacity for volunteer management, fund-raising and community event support as a much-valued and necessary contributor to one aspect of a healthy, newly incorporated city. Over the past ten years, support for the CCCF has been given in a series of three year grants, with the last one concluding June 30, 2017. The cumulative total of all grant funds to date is \$3,234,392, not including separate awards granted through the City's Community Enhancement Fund process.

The City Council has continued to support the work of the CCCF and has indicated its desire to continue providing grants to ensure the continuation of key city events including Fourth of July, IFest, and Kids Day in the Park. Without the financial support of the City, CCCF would be unable to sustain these community events. The proposed three year agreement would include the following terms in line with the prior grant agreement:

- A three year term to June 30, 2020 of grant amounts at \$500,000 annually (as anticipated in the 2017-19 Budget)
- Language updates to the expected outcomes to ensure continuation of current community events in addition to overseeing the Memorial Day and Veteran's Day events

- Added language regarding compliance with all laws and regulations consistent with the City's other large contracts and grants
- Added language requiring the submission of an annual budget detailing how City grant funds will be utilized that year

All funds received under the terms of this agreement will be available for operational purposes.

ATTACHMENT(S)

- 1) Resolution 117-2017
- 2) Draft Contract

CITY OF RANCHO CORDOVA

RESOLUTION NO. 117-2017

**RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE THE SECOND
RESTATED GRANT AGREEMENT BETWEEN THE CITY OF RANCHO CORDOVA
AND THE CORDOVA COMMUNITY COUNCIL**

WHEREAS, the Parties entered into a Grant Agreement dated July 1, 2007, a First Amendment to that Grant Agreement on September 17, 2007, a First Restated Grant Agreement on July 1, 2008, a First Amendment to the First Restated Grant Agreement on July 1, 2010, a Second Amendment to the First Restated Grant Agreement on July 1, 2012, and a Third Amendment to the First Restated Grant Agreement on July 1, 2013 for the purpose of providing community capacity-building services; and

WHEREAS, this Second Restated Grant Agreement will allow a continuation of civic engagement, community event support and volunteer management and allow the professionally managed organization to focus on maintaining the level and quality of community events and support that Rancho Cordovans have come to enjoy and the City desires to continue; and

WHEREAS, the City has approved \$500,000 in annual funding in the fiscal years 2017-18 and 2018-19 through the Adopted Budget, and anticipates approving \$500,000 for the fiscal year 2019-20 for the purposes of this grant; and

WHEREAS, the Parties desire to clarify expectations with this Second Restated Agreement, including those within the "Outcomes" section of the Agreement related to Grantee's performance and reporting requirements; and

WHEREAS, the Parties agree this Second Restated Grant Agreement is necessary in order for the City to continue receiving services by Grantee.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize the City Manager to execute the Second Restated Grant Agreement between the City of Rancho Cordova and the Cordova Community Council Foundation.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 18th day of September, 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Donald Terry, Mayor

ATTEST:

Stacy Leitner, City Clerk

SECOND RESTATED GRANT AGREEMENT

This Second Restated Grant Agreement (“Second Restated Agreement” or “Agreement”) between the City of Rancho Cordova, a California municipal corporation (“City”) and the Cordova Community Council Foundation, a California public benefit corporation, (“Grantee”) entered into on this 1st day of July, 2017, replaces and supersedes in its entirety the Grant Agreement effective July 1, 2007, the First Amendment to the Grant Agreement dated September 17, 2007, the First Restated Grant Agreement dated July 1, 2008, and the three (3) subsequent amendments thereto dated July 1, 2010, July 1, 2012, and July 2, 2013.

RECITALS

WHEREAS, the Parties entered into a Grant Agreement dated July 1, 2007, a First Amendment to that Grant Agreement on September 17, 2007, a First Restated Grant Agreement on July 1, 2008, a First Amendment to the First Restated Grant Agreement on July 1, 2010, a Second Amendment to the First Restated Grant Agreement on July 1, 2012, and a Third Amendment to the First Restated Grant Agreement on July 1, 2013, for the purpose of providing community capacity-building services; and

WHEREAS, this Second Restated Agreement will allow a continuation of civic engagement, community event support, volunteer management, and allow the professionally managed organization to focus on maintaining the level and quality of community events and support that Rancho Cordovans have come to enjoy and the City desires to continue; and

WHEREAS, the City Council has approved Five Hundred Thousand Dollars (\$500,000) in funding for Grantee in fiscal year 2017-2018, and Five Hundred Thousand Dollars (\$500,000) in fiscal year 2018-2019 (through adoption of the two-year Budget), and anticipates approving Five Hundred Thousand Dollars (\$500,000) for fiscal year 2019-2020; and

WHEREAS, the Parties desire to clarify expectations with this Second Restated Agreement, including those within the “Outcomes” section of the Agreement related to Grantee’s performance and reporting requirements; and

WHEREAS, the Parties agree this Second Restated Grant Agreement is necessary in order for the City to continue receiving services by Grantee.

In reliance upon and in consideration of the mutual representations and obligations hereunder, the City and the Grantee agree as follows:

AGREEMENT

ARTICLE I. City Requirements.

The Grantee agrees to comply with the following requirements:

- A. The Grantee will only use grant funds for outcomes described in Article V of this Second Restated Agreement. A work program to deliver outcomes shall be presented to the City Manager for his review, comment, and possible modification and approval before payments are authorized. By October 31st of each fiscal year, Grantee shall provide a complete budget to the City regarding how all funds will be spent for that fiscal year.
- B. To address the City's fiduciary responsibility regarding the grant funds, Grantee will continue to maintain tax-exempt status and operate using appropriate internal controls and generally accepted accounting principles ("GAAP"). Grantee shall give City access to financial records for examination purposes on an as-needed basis.
- C. Grantee will provide an annual financial statement (unaudited is acceptable), to the City's Finance Director, for the Cordova Community Council Foundation, as a whole within ninety (90) days of the end of the Grantee's fiscal year.
- D. Grantee is entitled to use the Community Board Room and the American River Rooms (both located on the first floor of Rancho Cordova City Hall) at no additional cost for twelve (12) hours per month. The rooms will be scheduled in advance according to City's scheduling policies. For use of the Community Board Room or American River Rooms in excess of twelve (12) hours per month, Grantee shall be charged City's customary rates for a nonprofit/community-based organization. Grantee shall provide City with a schedule indicating the dates and times of Grantee's standing meetings; however, Grantee acknowledges that the needs of the City shall take precedence in the scheduling of the rooms.
- E. Grantee will provide one (1) seat on the Grantee's Board of Directors to be filled or vacated at the direction of the City Manager. This Board member shall exercise his/her own judgment and discretion as a volunteer in serving the Community Council Foundation, and shall not perform his/her services to the Community Council Foundation under the direction of the City Manager as an employee of the City.
- F. Grantee is also entitled to continue being housed as a sub-lessee with free rent in City Hall's leasable space occupied by the Rancho Cordova Chamber of Commerce. The in-kind value of that space at the current lease rate is approximately Thirty-Six Thousand Dollars (\$36,000) annually.
- G. Grantee will annually provide City with unlimited complimentary seats at the monthly Rancho Cordova Luncheon.

ARTICLE II. Payment of Grant Funds

- A. Grant funds will be paid in equal quarterly amounts upon submission and approval by the City of Grantee's Progress Reports described in Article III. Compliance with all other provisions of this Second Restated Agreement is also required in order for Grantee to receive payment of Grant funds.

ARTICLE III. Progress Reports.

- A. The Grantee shall submit to the City's Grant Officer a progress report every three (3) months after the effective date of the Second Restated Agreement. Progress reports will be due by the last day of the month following the end of each quarter, i.e. progress report for work and expenses July through September will be due by October 31, October through December will be due by January 31, etc.
- B. Progress reports shall consist of (1) a one-page narrative of work accomplished during the reporting period, and (2) a completed Financial Status Report in a format determined by the City Manager or Finance Director. City may require additional information or increased frequency of reporting to address the conditions and deliverables as described in Article V.
- C. Progress reports must include a comparison of actual accomplishments to the objectives indicated in this restated Agreement, as well as the work program to be approved by the City Manager. Reports must include reasons for slippage if established objectives were not met. A goal of this agreement is to foster civic engagement among additional groups in the community, including newcomer groups. Progress reports should reflect efforts in this area.
- D. Before the City pays grant draw downs, the Grantee will submit progress reports. The City retains the authorization and discretion to delay or deny payment if progress reports are incomplete, do not reflect substantial progress toward delivery of outcomes, or demonstrate that funds were used for activities other than those covered in Article V.

ARTICLE IV. Default

A default under this Grant Agreement shall consist of using grant funds for a purpose other than as authorized by this Agreement, noncompliance with legislative, regulatory, or other requirements applicable to this Agreement, any other breach of this Agreement, or any misrepresentation in the proposal submission.

ARTICLE V. Additional Provisions

- A. Project Description. This is a community capacity-building project characterized by the expected outcomes listed in Section C below, to be further defined by the work program described in Article I, Section A.
- B. Changes or Clarification to the Proposal Related to Participating Parties:

The Grantee may elect to sub-contract a portion of this grant in order to accomplish the goals of the grant and deliver services or products.
- C. Outcomes. Grantee's activities will deliver the following outcomes during the four years of the Agreement:

- Provide leadership and assist with ad hoc community pride and outreach partnerships as appropriate and timely for community projects championed by the City.
- Provide advice and support to local nonprofit organizations, i.e., fiscal agent services under certain mutually agreeable circumstances; grant application consultation; meeting room space when available; professional assistance and advice on nonprofit operations;
- Assistance in the formation and maintenance of volunteer councils as appropriate in order to facilitate communication between the community and the City and grow the capacity of volunteer activity;
- Support and grow the rich and diverse culture of the community through activities which support the appreciation of history, arts and culture;
- Support and provide leadership for collaborative approaches to event presentation in the community;
- Be responsible for scheduling a diverse representation of leaders from the faith community to offer the invocation at City Council meetings; and
- Provide leadership, implementation and organize volunteer participation to nurture and sustain current citywide events, including but not limited to:
 - › Annual Volunteer Awards event to honor exceptional volunteers
 - › Kids' Day in the Park
 - › iFest International Festival
 - › Memorial Day observance
 - › Fourth of July activities, including parade, festival and fireworks
 - › Rancho Cordova State of the City observance
 - › Veterans Day observance
 - › Community Christmas Tree Lighting Ceremony

ARTICLE VI: Term and Funding.

The term of this Agreement is from July 1, 2017 through June 30, 2020, in order to accomplish continuity and stability of year-round community events. Subject to the provisions of the Agreement and City Council approval during the budget approval process, the City will make grant funds available to Grantee for operational expenses for the purpose of delivering outcomes in the form of services and products as follows:

A. Year 1 (FY 2017-2018): \$500,000 in grant funds will be made available to the Grantee from July 1, 2017 through June 30, 2018.

B. Year 2 (FY 2018-2019): \$500,000 in grant funds will be made available to the Grantee from July 1, 2018 through June 30, 2019.

C. Year 3 (FY 2019-2020): \$500,000 in grant funds will be made available to the Grantee from July 1, 2019 through June 30, 2020.

The above amounts are subject to the City's budget approval process and as such, may be amended by a majority of the Council during the budget approval and amendments process.

In witness whereof, the Parties have executed this restated Grant Agreement as of the effective date first written above.

**CORDOVA COMMUNITY COUNCIL
FOUNDATION (GRANTEE)**, a California
public benefit corporation

By:
Its:

CITY OF RANCHO CORDOVA, a
California municipal corporation

By: Cyrus Abhar
Its: City Manager

ATTEST:

By: Stacy Leitner
Its: City Clerk

APPROVED AS TO FORM:

By: Adam U. Lindgren
Its: City Attorney

July 1, 2017

AGENDA ITEM 10.3

MEMORANDUM

DATE: September 18, 2017

TO: Honorable Mayor and Council Members

FROM: Stacy Leitner, City Clerk

SUBJECT: APPROVAL OF COUNCIL MEMBER APPOINTMENTS TO REGIONAL BOARDS, COMMISSIONS, AND COMMITTEES



RECOMMENDATION

That Council confirms commitments to serve on other agency boards, commissions, and committees.

RESULT OF RECOMMENDED ACTION

The City Council will continue to serve in leadership roles throughout the region. The City Clerk will notify each agency board, commission, or committees of any changes or reappointments and will ensure that any necessary Fair Political Practices Commission (FPPC) filings are completed.

BACKGROUND

Council Members serve on various advisory boards in the community to ensure that the City has representation within the region. By confirming their appointments annually, the members of the Council are committing their time to serve in these important leadership roles.

Currently there is a vacancy for the alternate position for the Lower American River Conservancy Program Advisory Committee. The appointment list needs to be amended.

ATTACHMENT

2017 Proposed Amended - City of Rancho Cordova Council Member Appointments to Regional Boards, Commissions, and Committees.
2863305.1

**2017 Proposed Amendments - City of Rancho Cordova
Council Member Appointments to Regional Agency Boards, Commissions and Committees**

Key: Proposed to Change

Agency	Term	Typical Meeting Day and Time	Current Appointment	Proposed Appointment 9/17
Local Appointments				
Capital Southeast Connector	Determined by appointing agency	2nd Friday @ 8:30 AM, Rancho Cordova Council Chambers	Sander Alt: Budge	Sander Alt: Budge
Lower American River Conservancy Program Advisory Committee	Determined by appointing agency		Terry	Terry Alt: Gatewood
Folsom Lake College/Rancho Cordova Promise Advisory Board			Terry and Abhar	Terry and Abhar
City Selection Committee of Sacramento County	Mayor and Vice Mayor	As needed, Sacramento City Mayor may call County Mayors together	Terry (Mayor if Needed)	Terry (Mayor if Needed)
Greater Sacramento Economic Council	City Manager	4 times per year, 9-11 AM	Sander Alt: Abhar	Sander Alt: Abhar
Folsom Lake College Foundation Board			Abhar	Abhar
Sacramento Area Council of Governments (SACOG)/Capitol Valley Regional SAFE	Determined by appointing agency	3rd Thursday, 9-12:00 at SACOG offices	Sander Alt: Budge	Sander Alt: Budge
Sacramento Area Sewer District (Meets with Regional Sanitation District)	Determined by appointing agency	see above	McGarvey Alt: Gatewood	McGarvey Alt: Gatewood
Sacramento Regional Sanitation District (Meets with Sacramento Area Sewer District)	Determined by appointing agency	2nd and 4th Wednesday @ 9:30-11:30, 700 H Street, Room 1450	McGarvey Alt: Gatewood	McGarvey Alt: Gatewood
Sacramento County Criminal Justice Cabinet	Mayor (usually designates Chief of Police)	Quarterly on the second Thursday of January, April, July, and October,	Terry (Mayor if Needed)	Terry (Mayor if Needed)
Sacramento Local Agency Formation Commission (LAFCo)	Per LAFCo action 12/5/07, Rancho Cordova to fill City		Will Hold Seat 1/1/21-12/31/22 (Alternate 1/1/19-	Will Hold Seat 1/1/21-12/31/22 (Alternate 1/1/19-12/31/20)
Sacramento Metro Cable Television Commission (Ex Officio Member)	Determined by appointing agency. Galt, Folsom and	1st Thursday @ 2:30 PM, County Board of Supervisors Chambers	Gatewood Alt: None	Gatewood Alt: McGarvey
Sacramento Metropolitan Air Quality Management District (SMAQMD)	Determined by appointing agency	4th Thursday @ 9:30 AM, County Board of Supervisors Chambers	Terry Alt: McGarvey	Terry Alt: McGarvey
Sacramento Placerville Transportation Corridor Joint Powers Authority		Quarterly meetings at Folsom City Hall (staff attends monthly meetings)	Sander Alt: Budge	Sander Alt: Budge
Sacramento Public Library Authority Governing Board		4th Thursday @ 3:00 PM, Sacramento County Board of	Budge Alt: Sander	Budge Alt: Sander
Sacramento Regional Transit (RT) District Board of Directors	No limit	2nd and 4th Monday @ 6:00 PM Closed Session @ 5PM	Budge Alt: Sander	Budge Alt: Sander
Sacramento Transportation Authority (STA)	Determined by appointing agency	2nd Thursday @ 1:30 PM at County Board of Supervisors Chambers	McGarvey Alt: Terry	Gatewood Alt: Terry
Sacramento-Yolo Mosquito & Vector Control District Board	2 yr term, Determined by appointing agency	3rd Tuesday @ 10-12, District Board Room Offices (Elk Grove)	McGarvey Alt: Sander	McGarvey Alt: Sander
South Sacramento Habitat Conservation Plan (SSHCP) Elected Advisory Board		Appointed December 2010	Budge Alt: Gatewood	Budge/Gatewood Alt: Terry/McGarvey
2 x 2 Meetings				
Cordova Recreation and Park District 2x2			Not Active	Not Active
Elk Grove Unified School District 2x2			McGarvey, Terry	Gatewood, Terry
Folsom Cordova Unified School District 2x2			Sander, Terry	Sander, Terry
Golden State Water 2x2	Mayor/Vice Mayor		Terry, Budge (M/VM)	Terry, Budge (M/VM)
Sac Metro Fire 2x2			McGarvey, Budge	McGarvey, Budge
Sacramento City Unified School District 2x2			Sander, Terry	Gatewood, Terry
Sacramento County 2x2	Mayor/Vice Mayor		Terry, Budge (M/VM)	Terry, Budge (M/VM)
SMUD 2x2	Mayor/Vice Mayor		Terry, Budge (M/VM)	Terry, Budge (M/VM)

MEMORANDUM

DATE: September 18, 2017

TO: Honorable Mayor and Council Members

FROM: Jessica Hayes, Grants Management Consultant

SUBJECT: A Resolution Approving the 2016-17 Community Development Block Grant (CDBG) Consolidated Annual Performance Evaluation Report (CAPER) for submittal to U.S. Department of Housing and Urban Development (HUD).



RECOMMENDATION

Approve Resolution 122-2017 of the City Council of the City of Rancho Cordova to submit the 2016-17 Consolidated Annual Performance and Evaluation Report (CAPER) to U.S. Department of Housing and Urban Development (HUD).

RESULT OF RECOMMENDED ACTION

The 2016-17 CDBG CAPER will be submitted for HUD review according requirements and timelines.

BACKGROUND

The City receives an annual entitlement allocation of the Community Development Block Grant (CDBG) from the U.S. Department of Housing and Urban Development (HUD). The City received \$559,369 of CDBG in Program Year 2016-17 (PY 2016). CDBG allows the City to carry out housing and community development projects and programs, such as housing rehabilitation, neighborhood infrastructure improvements, and public services, for low- and moderate-income, individuals, households, and neighborhoods.

HUD requires an annual evaluation of their grant programs, also known as the "Consolidated Annual Performance and Evaluation Report," or CAPER. The PY 2016 CAPER describes the City's accomplishments in the implementation of programs and activities under the CDBG program. It also reports the progress of the City in meeting overall five-year goals and priorities identified as part of the 2016-2020 Consolidated Plan.

CDBG regulations require that the public be given a 15-day period in which to review the CAPER and provide comments prior to approval by the City Council. A public notice announcing the availability of the CAPER was published in the Grapevine Independent on September 1, 2017 and copies of the CAPER were made available for public review at City Hall and on the City's website. The public comment period will close on September 18, 2017, and any comments received will be acknowledged and incorporated in the final draft of the CAPER and submitted to HUD.

PY 2016 was the City's 11th year as an entitlement jurisdiction for CDBG funds. The program was monitored by HUD during the program year, with only minor corrective concerns, which have been fully resolved, and the City's CDBG program was complemented for efficiency and consistency. The City's CDBG program administrators have continued to work on refining guidelines and procedures, assisting service providers to provide technical assistance in administering CDBG funds, and partnering with regional neighbors too improve efficiencies and identify best practices for program administration.

The City made significant progress toward the five year goals identified in the 2016-2020 Consolidated Plan. These include:

- Helping 433 low-income households, including families at risk of homelessness remain in their housing,
- Completed 2,376 code enforcement inspections of general properties in the CDBG target area,
- Conducted 1,270 inspections of rental units in the CDBG target area,
- Provided social services and meals for 183 seniors in the community,
- Replaced severely damaged roofs on 7 homes occupied by low-income households, including 5 senior households,
- Provided youth mentoring services to 57 at-risk youth, and
- Completed two public facility and infrastructure projects that provide improved ADA accessibility to members of the community, focused on improving access in low-income neighborhoods.

The City was able to meet all of HUD's required reporting and spending deadlines, and has recently completed a thorough monitoring of all of the CDBG funded programs and projects, with no serious findings or concerns.

FISCAL IMPACT

The CAPER has no direct fiscal impact on the City. CDBG includes funds for the ongoing planning and administration of the program. CDBG funds were used to partially support two full-time-employee positions in the Neighborhood Services department as part of the Code Enforcement and Rental Housing Inspection programs. The City also received \$60,455 in program income from the repayment of an owner-occupied housing rehabilitation loan made from CDBG funds in 2011. These funds were incorporated into the existing capital improvement projects, as per HUD guidelines. At the end of PY 2016, the City had approximately \$180,000 of roll-over funds from prior year programs. Those funds have been budgeted as part of the 2017-18 Annual Action Plan.

ATTACHMENT(S)

1. Resolution 122-2017
2. City of Rancho Cordova 2016-17 Consolidated Annual Performance and Evaluation Report (CAPER)

CITY OF RANCHO CORDOVA

RESOLUTION NO. 122-2017

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
APPROVING THE FY 2016-17 CONSOLIDATED ANNUAL PERFORMANCE AND
EVALUATION REPORT (CAPER) FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT
(CDBG)**

WHEREAS, the City of Rancho Cordova has applied for and received Community Development Block Grant (CDBG) funds as an entitlement jurisdiction from the Government of the United States under Title I of the Housing and Community Development Act of 1974; and

WHEREAS, the Department of Housing and Urban Development (HUD) is the federal agency that promulgates regulations and oversees the administration of the CDBG program; and

WHEREAS, HUD requires that entitlement jurisdictions complete an annual evaluation of their grants programs through a report known as the Consolidated Annual Performance and Evaluation Report (CAPER); and

WHEREAS, City staff has completed the 2016-17 CAPER; and

WHEREAS, a public notice announcing the availability of the CAPER and a 15-day public comment period for the report was published in the Grapevine Independent on September 1, 2017; and

WHEREAS, the 15-day public comment period did open September 1, 2017, and closed September 18, 2017, and the CAPER has been considered by the Rancho Cordova City Council.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA that the City Council:

Approves the 2016-17 Consolidated Annual Performance and Evaluation Report (CAPER); Authorizes the City Manager, or his designee, to submit the CAPER to the Department of Housing and Urban Development; and Authorizes staff to make technical modifications to the CAPER as required by HUD, and pending any public comment received prior to September 18, 2017.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 18th day of September, 2017 by the following vote:

Donald Terry, Mayor

ATTEST:

Stacy Leitner, City Clerk

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan.

91.520(a)

The City received \$559,369 from the federal Community Development Block Grant (CDBG) program for the PY 2016 (PY 2016). PY 2016 was the first program year of the 2016-2020 Five-Year Consolidated Plan. A list of the key programs supported by the CDBG program and their original PY 2016 budgets are included below.

- During the PY 2016, the City used \$140,000 of CDBG funding for the code enforcement and rental housing inspection programs, which provide health and safety code inspections for owner and renter occupied properties as well as businesses in the CDBG target area.
- An additional \$38,905 in CDBG funding was used to fund programs that aid our senior population, including home-bound seniors, with access to nutritious meals, and seniors with severe memory loss, through the provision of senior respite day care services
- The City assisted the Folsom Cordova Community Partnership with \$20,000 of CDBG funds to help support the Group Mentoring Initiative program that provides youth support and improves community involvement through intensive one-on-one and group youth mentoring.
- The City spent \$10,000 for housing counseling services that help prevent at-risk households from becoming homeless.
- The City spent \$262,000 on housing repair and capital improvement projects, including accessibility improvements to the Hagan Community Park Education Barn and the Roof Rehab & Repair Program via Rebuilding Together Sacramento. The City also spent \$100,000, on their annual sidewalk program to remove and replace damaged curbs, gutters, and sidewalks. The City allocated \$107,205 in staff time for planning and administration of the CDBG program.
- The City also used \$18,500 to intensify its role in fair housing efforts, including staff time, marketing and educational materials, and fair housing enforcement and mediation referrals.

Table 1, below, provides a detailed evaluation of the City's individual programs and projects and compares them to the goals identified in the 2016-2017 Action Plan and the 2016-2020 Consolidated Plan strategic plan. All of the City's program performed very close to or even above goal, despite challenges resulting from a record-breaking winter rainfall season.

MEMORANDUM



DATE: September 18, 2017

TO: Honorable Mayor and Council Members

FROM: Adam U. Lindgren, City Attorney
Kerry Simpson, Neighborhood Services

SUBJECT: Ordinance amending Titles 6 and 23 of the Rancho Cordova Municipal Code relating to personal cannabis cultivation.

RECOMMENDATION

Staff recommends that Council introduce and waive the first reading of an Ordinance amending Title 6 and Title 23 of the City's Municipal Code.

RESULT OF RECOMMENDED ACTION

Ordinance amending Titles 6 and 23 will be introduced and the first reading of the Ordinance will be waived. The second reading and adoption of the Ordinance would take place at the next regularly scheduled Council meeting. If adopted, this Ordinance would bring the City into compliance with State law allowing adults, 21 years or older, to cultivate cannabis indoors for personal use.

BACKGROUND

On November 8, 2016, California voters passed Proposition 64 (Adult Use of Marijuana Act or AUMA) which allowed any person 21 years or older to legally grow, possess and utilize cannabis for recreational purposes. The AUMA provides, among other things, that an adult 21 years or older can cultivate not more than 6 cannabis plants within or upon the grounds of a private residence.

On June 27, 2017, the Governor signed Senate Bill 94 (Governor's Budget Trailer Bill). SB 94 created the Medicinal and Adult Use Cannabis Regulation Safety Act (MAUCRSA) which was intended to create a new comprehensive regulatory system to regulate all commercial cannabis uses and combined the medical and recreational regulations relating to personal cannabis use. Although MAUCRSA repeals the Medical Cannabis Regulation and Safety Act ("MCRSA"), many of the key provisions of the AUMA relating to personal cultivation of cannabis remain in place, including the 6 plant maximum. Additionally, MAUCRSA confirms a local jurisdiction's ability to "reasonably regulate" the personal cultivation of the 6 plants. Under MAUCRSA, cities may prohibit outdoor cultivation of cannabis but cannot prohibit indoor cultivation.

Council previously adopted Ordinance 17-2010 on August 16, 2010, which added Chapter 6.90 to allow for the personal cultivation of cannabis. On February 2, 2015, Council adopted Ordinance 1-2015, which amended Chapter 6.90 to prohibit outdoor cultivation and allow indoor cultivation of medical cannabis in an area not exceeding 25 square feet. Ordinance 1-2015 also established a permit requirement for cultivation.

In order to be consistent with current State law, Chapter 6.90 must be amended again. City staff have been working on bringing the City's regulations relating to personal cultivation into compliance with MAUCRSA. The proposed Ordinance would continue to prohibit outdoor cultivation but updates the definitions and references to cannabis to be consistent with MAUCRSA. The proposed Ordinance also replaces the 25 square footage limitation to limit cultivation to a maximum of 6 plants. As mentioned above, the City may impose reasonable regulations on the personal cultivation of cannabis. To that end, staff believes that the requirement to obtain a permit from the City before cultivating should be removed as that requirement would be burdensome to the public and very time consuming for staff. The proposed Ordinance does, however, provide regulations relating to the cultivation of cannabis to protect the health and safety of the private residence in which the cultivation occurs and the community in general. Those regulations include, but are not limited to, lighting and ventilation requirements.

IMPLEMENTATION OF ORDINANCE

Neighborhood Services and the Police Department will be responsible for ensuring compliance with this Ordinance. The proposed Ordinance adds provisions relating to enforcement and penalties for violations of the proposed Ordinance, which would include a penalty for every plant in excess of 6 plants. The proposed Ordinance also would set a maximum penalty of \$1,000 for each and every separate violation of the Ordinance and would allow the City to recover costs relating to enforcement of the Ordinance. Due to the increase in illegal residential cultivation of cannabis, the City needs stronger tools to enforce its regulations to encourage residents who wish to cultivate cannabis for personal use to comply with the law.

FISCAL IMPACT

There will be some fiscal impact as a result of the adoption of this proposed Ordinance as a result of the increase in fines collected for violations.

ATTACHMENT

- 1) Proposed Ordinance
- 2) Chapter 6.90 (Redlined)

2860442.2

CITY OF RANCHO CORDOVA

ORDINANCE NO. 10-2017

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AMENDING CHAPTER 6.90 WITHIN TITLE 6 AND TABLE 23.310-1 WITHIN TITLE 23
RELATING TO PERSONAL CULTIVATION OF CANNABIS**

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

SECTION 1. Purpose and Declarations.

WHEREAS, on November 8, 2016, California voters approved Proposition 64, also known as the Adult Use of Marijuana Act ("AUMA"), legalizing recreational use of cannabis for adults 21 years of age and older; and

WHEREAS, the California Legislature passed Senate Bill 94 in June 2017, which was signed by the Governor and went into effect immediately, and which repealed the Medical Cannabis Regulation and Safety Act ("MCRSA"), and merged certain portions of that law with AUMA to create a more comprehensive regulatory structure for both medical and recreational cannabis; and

WHEREAS, the new comprehensive regulatory system created by Senate Bill 94, intended to regulate all commercial cannabis uses, is called the Medicinal and Adult Use Cannabis Regulation and Safety Act ("MAUCRSA"); and

WHEREAS, MAUCRSA also authorizes the personal cultivation of up to six (6) cannabis plants in a private residence for nonmedical purposes by individuals 21 years of age and older; and

WHEREAS, pursuant to MAUCRSA, the City can enact reasonable regulations for the personal cultivation of nonmedical cannabis that occurs inside a residence or accessory structure, and may completely prohibit outdoor nonmedical cannabis cultivation until such time as the California Attorney General determines that the nonmedical use of cannabis is lawful in California under federal law; and

WHEREAS, State law does not prevent a city from using its constitutional authority to enact nuisance, health and safety, and land use regulations regarding cannabis cultivation, dispensaries or other commercial cannabis uses; and

WHEREAS, the City Council desires to amend Chapter 6.90 of the Rancho Cordova Municipal Code to comply with the language of MAUCRSA while mitigating potential negative impacts of cannabis cultivation; and

WHEREAS, the City desires to bring its regulations related to indoor cannabis cultivation into compliance with the minimum requirements of the MAUCRSA, but to continue to prohibit all outdoor personal cultivation; and

WHEREAS, these Municipal Code amendments are consistent with the General Plan as required by Government Code section 65454 and California Government Code section 65860. On the basis of the foregoing recitals, which are hereby incorporated herein and the City of Rancho Cordova's General Plan and General Plan EIR, the City Council finds and determines that Municipal Code Amendments are consistent with the General Plan, as follows:

i. The General Plan identifies specific land uses within the City, and describes their intent and role within each planning area. The proposed Amendments will not alter any land uses or affect their ability to fulfill the desired impact to the community as outlined in the General Plan.

ii. The proposed Ordinance is consistent with the Rancho Cordova General Plan in that the General Plan, its objectives, policies and goals do not permit or contemplate outdoor cannabis cultivation or unregulated indoor cannabis cultivation.

iii. The proposed Municipal Code Amendments are intended to address changes in State law and will improve the health and safety for all residents by reducing the impacts of unwanted smells due to outdoor cultivation by continuing the prohibition of outdoor cultivation, reduced conflicts for children who congregate near areas of outdoor cultivation, visibility from the public right-of-way, and the potential for increased neighborhood crime associated with outdoor grows; and

WHEREAS, this project is exempt from the requirements of the California Environmental Quality Act (“CEQA”) per Section 15061(b)(3) of the CEQA Guidelines in that it is not a project which has the potential to cause a significant effect on the environment; and

WHEREAS, a properly noticed public hearing was held by the City Council of the City of Rancho Cordova on September 18, 2017, at the Rancho Cordova City Hall, located at 2729 Prospect Park Drive, Rancho Cordova, at which hearing evidence both oral and documentary was received and considered.

SECTION 2. Amendment of the Municipal Code. Chapter 6.90 of the Rancho Cordova Municipal Code is hereby repealed and replaced in its entirety to read as follows:

“Chapter 6.90

CANNABIS CULTIVATION

Sections:

- 6.90.010 Purpose.
- 6.90.020 Definitions.
- 6.90.030 Outdoor cultivation of cannabis.
- 6.90.040 Indoor cultivation of cannabis.
- 6.90.050 Public nuisance.
- 6.90.060 Sale of cannabis prohibited.
- 6.90.070 Enforcement.
- 6.90.080 Appeal from administrative citation.
- 6.90.090 Penalty for violation.
- 6.90.100 Abatement.

6.90.010 Purpose.

The purpose and intent of this chapter is to require that cannabis only be cultivated in appropriately secured, enclosed, and ventilated structures, so as not to be visible to the general public, to provide for the health, safety and welfare of the public, to prevent negative impacts to property values, to prevent odor created by cannabis plants from impacting adjacent properties, to

prevent crime associated with cannabis cultivation, and to ensure that cannabis cultivation remain secure and does not find its way to minors or illicit markets. Nothing in this chapter is intended to authorize the cultivation for personal use that is in violation of State law. It is not the intent of this chapter to create conflict or inconsistency between this chapter and the Constitutions of the United States or the State of California; or California law.

6.90.020 Definitions.

For purposes of this chapter, the following definitions shall apply, unless the context clearly indicates otherwise:

“Abatement” means the removal of cannabis plants and improvements that support cannabis cultivation which are in excess of the number of plants allowed to be cultivated under this chapter.

“Bedroom” means a room inside a residential building being utilized by any person primarily for sleeping purposes.

“Cannabis” means all parts of the plant *Cannabis sativa* Linnaeus, *Cannabis indica*, or *Cannabis ruderalis*, whether growing or not, or any other strain or varietal of the genus *Cannabis* that may exist or be discovered, or developed, that has psychoactive or medical properties, whether growing or not, including but not limited to the seeds thereof; the resin, whether crude or purified, extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or resin. “Cannabis” also means the separated resin, whether crude or purified, obtained from cannabis. “Cannabis” also means cannabis as defined by California Health and Safety Code section 11018 and Business and Professions Code section 26001(f), as both may be amended from time to time. Any reference to cannabis or cannabis products shall include medical and nonmedical cannabis and medical and nonmedical cannabis products, unless otherwise specified. Cannabis or cannabis product does not mean industrial hemp as defined by Health and Safety Code section 11018.5. Cannabis does not include the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the resin extracted therefrom), fiber, oil or cake, or the sterilized seed of the plant which is incapable of germination.

“Cannabis cultivation” means any activity involving the planting, growing, harvesting, drying, curing, grading, or trimming of cannabis.

“Child care center” means any licensed child care center, daycare center, or child care home, or any preschool.

“Cultivation site” means a location where cannabis is planted, grown, harvested, dried, cured, graded, or trimmed, or a location where any combination of those activities occurs.

“Fully enclosed and secure structure” means a space within a building, greenhouse or other legal structure which has a complete roof enclosure supported by connecting walls extending from the ground to the roof, which is secure against unauthorized entry, provides complete visual screening, and which is accessible only through one or more lockable doors and inaccessible to minors.

“Indoors” means within a fully enclosed and secure structure.

“Marijuana” shall have the same meaning as cannabis, as defined in this chapter.

“Outdoors” means any location within the City of Rancho Cordova that is not within a fully enclosed and secure structure.

“Parcel” means property assigned a separate parcel number by the Sacramento County assessor.

“Premises” means a single, legal parcel of property. Where contiguous legal parcels are under common ownership or control, such contiguous legal parcels shall constitute a single “premises” for purposes of this chapter.

“Primary caregiver” means a “primary caregiver” as defined in Section 11362.7(d) of the Health and Safety Code, as may be amended from time to time.

“Private residence” means any house, apartment unit, mobile home, or other similar dwelling.

“Qualified patient” means a “qualified patient” as defined in Section 11362.7(f) of the Health and Safety Code, as may be amended from time to time.

“Rear yard” means the rear open space portion of any premises, whether fenced or unfenced.

“Residential structure” means any building or portion thereof legally existing which contains living facilities, including provisions for sleeping, eating, cooking, and sanitation on a premises or legal parcel located within a zoning district that allows residential uses.

“School” means an institution of learning for persons under twenty-one (21) years of age, whether public or private, offering regular course of instruction including, without limitation, a kindergarten, elementary school, middle or junior high school, or senior high school.

“Solid fence” means a fence constructed of substantial material (such as wood or vinyl) that prevents viewing the contents from one side to the other.

6.90.030 Outdoor cultivation of cannabis.

All outdoor cultivation of cannabis within the City is prohibited. It is hereby declared to be unlawful and a public nuisance for any person owning, leasing, occupying, or having charge or possession of any parcel within any zoning district in the City of Rancho Cordova to cause or allow such parcel to be used for the outdoor cultivation of cannabis, regardless of whether such cultivation is for medical, recreational, personal, or commercial uses.

6.90.040 Indoor cultivation of cannabis.

A. It is hereby declared to be unlawful and a public nuisance for any person owning, leasing, occupying, or having charge or possession of any parcel in the City of Rancho Cordova to cause or allow such parcel to be used for the cultivation of cannabis plants within a fully enclosed and secure structure on the parcel, except as provided in subsections (B) and (C) of this section.

B. Who is permitted to cultivate cannabis indoors.

1. Only a person who is at least eighteen (18) years of age and either a qualified patient or a primary caregiver, or an adult who is at least twenty-one (21) years of age, may engage in indoor cultivation of cannabis.

2. Residency requirement. The person cultivating the cannabis shall reside full-time on the premises where the indoor cultivation of cannabis occurs.

3. Permission of owner. Tenants or anyone cultivating shall obtain the written permission and signature of the property owner(s) prior to cultivating cannabis. A notarized signature from the owner of the property consenting to the cultivation of cannabis at the premises on a form acceptable to the City shall be made available to the City upon request by any City official.

C. Indoor Cultivation Standards. Cannabis cultivated indoors, within the City of Rancho Cordova, shall be in conformance with the following standards:

1. Indoor cultivation of cannabis is permitted only within a private residence or within a legal accessory structure to a private residence that meets the requirements of this chapter;

2. Cannabis cultivation is permitted only within fully enclosed and secure structures and the cultivation area must be inaccessible to minors. A fully enclosed and secure structure used for the cultivation of cannabis that is separate from the main residential structure on a premises must maintain a minimum ten (10') foot setback from any property line. Any parcel where cannabis is cultivated must be enclosed by a solid fence at least six feet (6') in height;

3. Cannabis cultivation may not occur in both a detached structure and inside a residence on the same parcel. Only one indoor cultivation area is allowed per parcel;

4. Cannabis cultivation areas shall not be accessible to persons under 18 years of age. Cultivation areas shall be secured by lock and key or other security device which prevents unauthorized entry;

5. Indoor cultivation of cannabis shall not exceed six (6) cannabis plants per private residence, regardless of how many qualified adults, qualified patients, or primary caregivers are residing at the private residence;

6. Cannabis cultivation shall not occur on any carpeted area;

7. Cannabis cultivation lighting shall not exceed twelve hundred (1,200) watts and shall comply with the California Building, Electrical and Fire Codes as adopted by the City;

8. The use of gas products (CO₂, butane, etc.) or generators for cannabis cultivation or processing is prohibited;

9. Cannabis cultivation for sale is prohibited;

10. From a public right-of-way, there shall be no exterior evidence of cannabis cultivation;

11. The residence shall be occupied and is required to maintain a functioning kitchen and bathroom(s), and the use of the primary bedrooms are for their intended purpose;

12. Any cannabis cultivation area located within a residence shall not create a humidity or mold problem in violation of Rancho Cordova Building and State Health and Safety Codes;

13. Any structure used for the cultivation of cannabis must have proper ventilation to prevent mold damage and to prevent cannabis plant odors or particles from becoming a public nuisance to surrounding properties or the public. A public nuisance may be deemed to exist if the cultivation produces odors which are disturbing to people of normal sensitivity residing or present on adjacent or nearby property or areas open to the public;

14. The cannabis cultivation area shall not adversely affect the health or safety of the nearby residents by creating dust, glare, heat, noise, smoke, traffic, vibration, or other impacts, and shall not be hazardous due to use or storage of materials, processes, products or wastes;

15. Any modification to existing structures or plumbing, electrical or mechanical systems shall require a permit from the Building Official, or his or her designee.

6.90.050 Public nuisance.

It is hereby declared to be unlawful for any person owning, leasing, occupying, or having charge or possession of any parcel within the City of Rancho Cordova to create a public nuisance in the course of cultivating cannabis. A public nuisance may be deemed to exist if such activity produces:

A. Odors which are disturbing to people of normal sensitivity residing or present on adjacent or nearby property and/or areas open to the public;

B. Repeated responses (more than three (3) times in a one (1) year time period) to the parcel from law enforcement or code enforcement officers;

C. Repeated disruption (more than three (3) times in a one (1) year time period) to the free passage of persons or vehicles in the neighborhood;

D. Excessive noise in violation of applicable city noise standards in the general plan or municipal code;

E. Any other impacts on the neighborhood which are disruptive of normal activity in the area.

6.90.060 Sale of cannabis prohibited.

It shall be unlawful for any person cultivating cannabis pursuant to this chapter to sell or offer for sale the cannabis permitted to be grown under this chapter.

6.90.070 Enforcement.

A. The violation of this chapter is hereby declared to be a public nuisance. The city may pursue any and all legal and equitable remedies related to the enforcement of the provisions of this code, including criminal, civil, and administrative remedies and penalties and any related cost recovery authorized pursuant to this code and state law in accordance with Rancho Cordova Municipal Code section 1.01.190.

B. Criminal. Any person violating any provision of this chapter shall be deemed guilty of a misdemeanor and, upon conviction, shall be punished by a fine not to exceed the amount provided in Penal Code Section 19, as may be amended from time to time, by imprisonment in the county jail not to exceed six (6) months, or by both a fine and imprisonment.

C. Civil. A violation of this chapter may be abated by the City Attorney by the prosecution of a civil action for injunctive relief and by the abatement procedure set forth in Chapter 16.18 of the Rancho Cordova Municipal Code.

D. Administrative. Whenever an enforcement officer determines that a violation of any of the provisions of any of the ordinances of the city has occurred, the enforcement officer has the authority to issue an administrative citation to the person responsible for the violation.

6.90.080 Appeal from administrative citation.

A. Hearing request. A person who receives an administrative citation may contest the citation on the basis that there was no violation of the code or that he or she is not the responsible party. To contest the citation, the person shall submit a request for hearing form to the city within thirty (30) days from the date of the administrative citation. Directions on how to obtain the request form will be provided on the administrative citation. The completed request must be submitted together with an advance deposit of the fine.

B. Notice of hearing. The person requesting the hearing shall be notified of the time and place set for the hearing at least ten (10) days before the date of the hearing.

C. Additional reports. If the enforcement officer submits an additional written report concerning the administrative citation to the hearing officer for consideration at the hearing, then a copy of this report also shall be provided to the person requesting the hearing at least five (5) days before the date of the hearing.

D. Setting the Hearing. A hearing before the hearing officer shall be set for a date that is not less than fifteen (15) days, nor more than sixty (60) days from the date that the request for hearing is filed. The person requesting the hearing shall be notified of the time and place set for the hearing as soon as it is set, and at least ten (10) days before the hearing. If the enforcement officer submits a written report concerning the citation to the hearing officer for consideration at the hearing, then a copy of the report shall be served on the person requesting the hearing at least five (5) days before the hearing. No hearing shall be held unless the fine has been deposited in advance, under subsection (F)(6)(a) of this section.

E. Failure to appear. The failure of the person requesting the hearing to appear at the hearing shall constitute a forfeiture of the fine and a failure to exhaust his or her administrative remedies.

F. At the hearing. The administrative citation, and any additional report submitted by the enforcement officer shall constitute prima facie evidence of the respective facts contained in those documents. At the hearing, the party contesting the citation shall be given the opportunity to testify and to present evidence concerning the citation.

G. Continuances. The hearing officer may continue the hearing and may request additional information from the enforcement officer or the person receiving the citation before issuing the decision.

H. Hearing Officer's decision. After considering the testimony and evidence presented at the hearing, the hearing officer shall issue a written decision to uphold, dismiss, or modify the administrative citation. The hearing officer shall state the reasons for the decision and shall send a copy of the decision to the person that requested the hearing and to the enforcement officer. The decision of the hearing officer shall be final.

I. Status of fine. If the citation is upheld, then the fine amount on deposit with the city shall be retained by the city. If the citation is dismissed, the city shall promptly refund the amount of any fine deposited, together with interest at the average rate earned on the city's portfolio for the period of time that the fine was held by the city.

J. Late payment charges. A person who fails to pay to the city the fine imposed under this section on or before the date that fine is due is also liable for the payment of the applicable late payment charges.

K. Recovery of administrative citation fines and costs. A person who fails to pay any fine or other charges owed to the city under this section is liable in any action brought by the city for all costs incurred in securing payment of the delinquent amount, including but not limited to administrative costs and attorneys' fees. Such collection costs are in addition to any fines, interest, and late charges.

L. Other costs. In addition to the administrative citation fine, the city may collect its administrative costs, interest, late payment charges, costs of compliance re-inspections, and collection costs.

M. Collection. The city may collect any past due administrative citation fine and other costs and charges by any available legal means, including without limitation placing a lien on the property.

N. Right to judicial review. A person aggrieved by the hearing officer's decision on an administrative citation may obtain review of the decision by filing a lawsuit with the superior court in Sacramento County within twenty (20) days after service of the final decision in accordance with the timelines and provisions set forth in Section 53069.4 of the California Government Code.

6.90.090 Penalty for violation.

A. In addition to any other remedy allowed by law, any person who violates a provision of this chapter is subject to criminal sanctions, civil actions, and administrative penalties pursuant to Rancho Cordova Municipal Code section 1.01.190. Each and every separate violation of this chapter may be punishable by a fine not to exceed One Thousand Dollars (\$1,000) per violation.

B. Notwithstanding the foregoing and the provisions of Rancho Cordova Municipal Code section 1.01.190, the amount of administrative penalty to be imposed for a violation of section 6.90.040(C)(5) is an aggregate amount calculated at One Thousand Dollars (\$1,000) per plant in excess of six (6) plants.

C. The remedies and penalties provided herein are cumulative, alternative and nonexclusive. The use of one does not prevent the use of any others, including those in Rancho Cordova Municipal Code section 1.01.190, and Chapter 16.18 of the Rancho Cordova Municipal Code, and none of these penalties and remedies prevent the City from using any other remedy at law or in equity which may be available to enforce this chapter or to abate a public nuisance.

6.90.100 Abatement.

A. Any cannabis cultivation in violation of this chapter is a public nuisance and is subject to nuisance abatement pursuant to chapter 16.18 including the summary abatement provisions of Rancho Cordova Municipal Code section 16.18.901.

B. Any cannabis cultivation in violation of this chapter is also subject to the California Uniform Controlled Substances Act (Division 10 of the California Health and Safety Code), including the provisions of chapter 8 (commencing with section 11469) relating to seizure, forfeiture, and destruction of property.”

SECTION 3. Amendment to Title 23.

Table 23.310-1 of the Rancho Cordova Municipal Code entitled “Allowed Uses and Permit Requirements for Residential Zoning Districts” and footnote 14 corresponding with that Table, shall be modified to add a line item in the proper order to indicate that outdoor cannabis cultivation is prohibited in all Residential zones pursuant to the Rancho Cordova Municipal Code section 6.90.030, and that indoor cannabis cultivation is permitted only on parcels with private residences which meet the requirements of the Rancho Cordova Municipal Code section 6.90.040 and such cannabis cultivation is subject to the regulations contained in chapter 6.90 of the Rancho Cordova Municipal Code.

“Table 23.310-1: Allowed Uses and Permit Requirements for Residential Zoning Districts

Land Use Category	RR	ER	RD-1	RD-2	RD-3	RD-4	RD-5	RD-6	RD-7	RD-10	RD-15	RD-20	RD-25	RD-30	MDR	HDR	RMH	Specific Use Regulations
Cannabis Cultivation, Indoor	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	Chapter 6.90 RCMC

Cannabis Cultivation, Outdoor	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
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fn. 14. Outdoor cannabis cultivation is prohibited in all Residential zones pursuant to Rancho Cordova Municipal Code section 6.90.030, and personal indoor cannabis cultivation is permitted only on parcels with private residences which meet the requirements of Rancho Cordova Municipal Code section 6.90.040 and such personal cannabis cultivation is subject to the regulations contained in chapter 6.90 of the Rancho Cordova Municipal Code.”

SECTION 4. Severability.

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

SECTION 5. CEQA.

Approval of the amendments in this Ordinance is exempt from further environmental review under the general rule in California Environmental Quality Act (“CEQA”) Guidelines section 15061(b)(3), that CEQA only applies to projects that have the potential for causing a significant effect on the environment. As a series of text amendments and additions, it can be seen with certainty that there is no possibility that this Ordinance will have a significant effect on the environment.

SECTION 6. Effective Date and Publication.

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

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

AYES:

NOES:

ABSENT:

ABSTAIN:

Donald Terry, Mayor

ATTEST:

Stacy Leitner, City Clerk

2837408.6

Chapter 6.90 CANNABIS CULTIVATION

Sections:

- 6.90.010 Purpose.
- 6.90.020 Definitions.
- 6.90.030 Outdoor cultivation of cannabis.
- 6.90.040 Indoor cultivation of cannabis.

- 6.90.050 Public nuisance.
- 6.90.060 Sale of cannabis prohibited.
- 6.90.070 Enforcement.
- 6.90.080 Appeal from administrative citation.
- 6.90.090 Penalty for violation.
- 6.90.100 Abatement.

6.90.010 Purpose.

The purpose and intent of this chapter is to require that cannabis only be cultivated in appropriately secured, enclosed, and ventilated structures, so as not to be visible to the general public, to provide for the health, safety and welfare of the public, to prevent negative impacts to property values, to prevent odor created by cannabis plants from impacting adjacent properties, to prevent crime associated with cannabis cultivation, and to ensure that cannabis cultivation remain secure and does not find its way to minors or illicit markets. Nothing in this chapter is intended to authorize the cultivation for personal use that is in violation of State law. It is not the intent of this chapter to create conflict or inconsistency between this chapter and the Constitutions of the United States or the State of California; or California law.

6.90.020 Definitions.

For purposes of this chapter, the following definitions shall apply, unless the context clearly indicates otherwise:

“Abatement” means the removal of cannabis plants and improvements that support cannabis cultivation which are in excess of the number of plants allowed to be cultivated under this chapter.

“Bedroom” means a room inside a residential building being utilized by any person primarily for sleeping purposes.

“Cannabis” means all parts of the plant *Cannabis sativa* Linnaeus, *Cannabis indica*, or *Cannabis ruderalis*, whether growing or not, or any other strain or varietal of the genus *Cannabis* that may exist or be discovered, or developed, that has psychoactive or medical properties, whether growing or not, including but not limited to the seeds thereof; the resin, whether crude or purified, extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or resin. “Cannabis” also means the separated resin, whether crude or purified, obtained from cannabis. “Cannabis” also means cannabis as defined by California Health and Safety Code section 11018 and

Business and Professions Code section 26001(f), as both may be amended from time to time. Any reference to cannabis or cannabis products shall include medical and nonmedical cannabis and medical and nonmedical cannabis products, unless otherwise specified. Cannabis or cannabis product does not mean industrial hemp as defined by Health and Safety Code section 11018.5. Cannabis does not include the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the resin extracted therefrom), fiber, oil or cake, or the sterilized seed of the plant which is incapable of germination.

“Cannabis cultivation” means any activity involving the planting, growing, harvesting, drying, curing, grading, or trimming of cannabis.

“Child care center” means any licensed child care center, daycare center, or child care home, or any preschool.

“Cultivation site” means a location where cannabis is planted, grown, harvested, dried, cured, graded, or trimmed, or a location where any combination of those activities occurs.

“Fully enclosed and secure structure” means a space within a building, greenhouse or other legal structure which has a complete roof enclosure supported by connecting walls extending from the ground to the roof, which is secure against unauthorized entry, provides complete visual screening, and which is accessible only through one or more lockable doors and inaccessible to minors.

“Indoors” means within a fully enclosed and secure structure.

“Marijuana” shall have the same meaning as cannabis, as defined in this chapter.

“Outdoors” means any location within the City of Rancho Cordova that is not within a fully enclosed and secure structure.

“Parcel” means property assigned a separate parcel number by the Sacramento County assessor.

“Premises” means a single, legal parcel of property. Where contiguous legal parcels are under common ownership or control, such contiguous legal parcels shall constitute a single “premises” for purposes of this chapter.

“Primary caregiver” means a “primary caregiver” as defined in Section 11362.7(d) of the Health and Safety Code, as may be amended from time to time.

“Private residence” means any house, apartment unit, mobile home, or other similar dwelling.

“Qualified patient” means a “qualified patient” as defined in Section 11362.7(f) of the Health and Safety Code, as may be amended from time to time.

“Rear yard” means the rear open space portion of any premises, whether fenced or unfenced.

“Residential structure” means any building or portion thereof legally existing which contains living facilities, including provisions for sleeping, eating, cooking, and sanitation on a premises or legal parcel located within a zoning district that allows residential uses.

“School” means an institution of learning for persons under twenty-one (21) years of age, whether public or private, offering regular course of instruction including, without limitation, a kindergarten, elementary school, middle or junior high school, or senior high school.

“Solid fence” means a fence constructed of substantial material (such as wood or vinyl) that prevents viewing the contents from one side to the other.

6.90.030 Outdoor cultivation of cannabis.

All outdoor cultivation of cannabis within the City is prohibited. It is hereby declared to be unlawful and a public nuisance for any person owning, leasing, occupying, or having charge or possession of any parcel within any zoning district in the City of Rancho Cordova to cause or allow such parcel to be used for the outdoor cultivation of cannabis, regardless of whether such cultivation is for medical, recreational, personal, or commercial uses.

6.90.040 Indoor cultivation of cannabis.

A. It is hereby declared to be unlawful and a public nuisance for any person owning, leasing, occupying, or having charge or possession of any parcel in the City of Rancho Cordova to cause or allow such parcel to be used for the cultivation of cannabis plants within a fully enclosed and secure structure on the parcel, except as provided in subsections (B) and (C) of this section.

B. Who is permitted to cultivate cannabis indoors.

1. Only a person who is at least eighteen (18) years of age and either a qualified patient or a primary caregiver, or an adult who is at least twenty-one (21) years of age, may engage in indoor cultivation of cannabis.

2. Residency requirement. The person cultivating the cannabis shall reside full-time on the premises where the indoor cultivation of cannabis occurs.

3. Permission of owner. Tenants or anyone cultivating shall obtain the written permission and signature of the property owner(s) prior to cultivating cannabis. A notarized signature from the owner of the property consenting to the cultivation of cannabis at the premises on a form acceptable to the City shall be made available to the City upon request.

C. Indoor Cultivation Standards. Cannabis cultivated indoors, within the City of Rancho Cordova, shall be in conformance with the following standards:

1. Indoor cultivation of cannabis is permitted only within a private residence or within a legal accessory structure to a private residence that meets the requirements of this chapter;

2. Cannabis cultivation is permitted only within fully enclosed and secure structures and the cultivation area must be inaccessible to minors. A fully enclosed and secure structure used for the cultivation of cannabis that is separate from the main residential structure on a premises must maintain a minimum ten (10') foot setback from any property line. Any parcel where cannabis is cultivated must be enclosed by a solid fence at least six feet (6') in height;

3. Cannabis cultivation may not occur in both a detached structure and inside a residence on the same parcel. Only one indoor cultivation area is allowed per parcel;

4. Cannabis cultivation areas shall not be accessible to persons under 18 years of age. Cultivation areas shall be secured by lock and key or other security device which prevents unauthorized entry;

5. Indoor cultivation of cannabis shall not exceed six (6) cannabis plants per private residence, regardless of how many qualified adults, qualified patients, or primary caregivers are residing at the private residence;

6. Cannabis cultivation shall not occur on any carpeted area;

7. Cannabis cultivation lighting shall not exceed twelve hundred (1,200) watts and shall comply with the California Building, Electrical and Fire Codes as adopted by the City;

8. The use of gas products (CO₂, butane, etc.) or generators for cannabis cultivation or processing is prohibited;
9. Cannabis cultivation for sale is prohibited;
10. From a public right-of-way, there shall be no exterior evidence of cannabis cultivation;
11. The residence shall be occupied and is required to maintain a functioning kitchen and bathroom(s), and the use of the primary bedrooms are for their intended purpose;
12. Any cannabis cultivation area located within a residence shall not create a humidity or mold problem in violation of Rancho Cordova Building and State Health and Safety Codes;
13. Any structure used for the cultivation of cannabis must have proper ventilation to prevent mold damage and to prevent cannabis plant odors or particles from becoming a public nuisance to surrounding properties or the public. A public nuisance may be deemed to exist if the cultivation produces odors which are disturbing to people of normal sensitivity residing or present on adjacent or nearby property or areas open to the public;
14. The cannabis cultivation area shall not adversely affect the health or safety of the nearby residents by creating dust, glare, heat, noise, smoke, traffic, vibration, or other impacts, and shall not be hazardous due to use or storage of materials, processes, products or wastes;
15. Any modification to existing structures or plumbing, electrical or mechanical systems shall require a permit from the Building Official, or his or her designee.

6.90.050 Public nuisance.

It is hereby declared to be unlawful for any person owning, leasing, occupying, or having charge or possession of any parcel within the City of Rancho Cordova to create a public nuisance in the course of cultivating cannabis. A public nuisance may be deemed to exist if such activity produces:

- A. Odors which are disturbing to people of normal sensitivity residing or present on adjacent or nearby property and/or areas open to the public;
- B. Repeated responses (more than three (3) times in a one (1) year time period) to the parcel from law enforcement or code enforcement officers;
- C. Repeated disruption (more than three (3) times in a one (1) year time period) to the free passage of persons or vehicles in the neighborhood;
- D. Excessive noise in violation of applicable city noise standards in the general plan or municipal code;
- E. Any other impacts on the neighborhood which are disruptive of normal activity in the area.

6.90.060 Sale of cannabis prohibited.

It shall be unlawful for any person cultivating cannabis pursuant to this chapter to sell or offer for sale the cannabis permitted to be grown under this chapter.

6.90.070 Enforcement.

A. The violation of this chapter is hereby declared to be a public nuisance. The city may pursue any and all legal and equitable remedies related to the enforcement of the provisions of this code, including criminal, civil, and administrative remedies and penalties and any related cost recovery authorized pursuant to this code and state law in accordance with Rancho Cordova Municipal Code section 1.01.190.

B. Criminal. Any person violating any provision of this chapter shall be deemed guilty of a misdemeanor and, upon conviction, shall be punished by a fine not to exceed the amount provided in Penal Code Section 19, as may be amended from time to time, by imprisonment in the county jail not to exceed six (6) months, or by both a fine and imprisonment.

C. Civil. A violation of this chapter may be abated by the City Attorney by the prosecution of a civil action for injunctive relief and by the abatement procedure set forth in Chapter 16.18 of the Rancho Cordova Municipal Code.

D. Administrative. Whenever an enforcement officer determines that a violation of any of the provisions of any of the ordinances of the city has occurred, the enforcement officer has the authority to issue an administrative citation to the person responsible for the violation.

6.90.080 Appeal from Administrative Citation.

A. Hearing request. A person who receives an administrative citation may contest the citation on the basis that there was no violation of the code or that he or she is not the responsible party. To contest the citation, the person shall submit a request for hearing form to the city within thirty (30) days from the date of the administrative citation. Directions on how to obtain the request form will be provided on the administrative citation. The completed request must be submitted together with an advance deposit of the fine.

B. Notice of hearing. The person requesting the hearing shall be notified of the time and place set for the hearing at least ten (10) days before the date of the hearing.

C. Additional reports. If the enforcement officer submits an additional written report concerning the administrative citation to the hearing officer for consideration at the hearing, then a copy of this report also shall be provided to the person requesting the hearing at least five (5) days before the date of the hearing.

D. Setting the Hearing. A hearing before the hearing officer shall be set for a date that is not less than fifteen (15) days, nor more than sixty (60) days from the date that the request for hearing is filed. The person requesting the hearing shall be notified of the time and place set for the hearing as soon as it is set, and at least ten (10) days before the hearing. If the enforcement officer submits a written report concerning the citation to the hearing officer for consideration at the hearing, then a copy of the report shall be served on the person requesting the hearing at least five (5) days before the hearing. No hearing shall be held unless the fine has been deposited in advance, under subsection (F)(6)(a) of this section.

E. Failure to appear. The failure of the person requesting the hearing to appear at the hearing shall constitute a forfeiture of the fine and a failure to exhaust his or her administrative remedies.

F. At the hearing. The administrative citation, and any additional report submitted by the enforcement officer shall constitute prima facie evidence of the respective facts contained in

those documents. At the hearing, the party contesting the citation shall be given the opportunity to testify and to present evidence concerning the citation.

G. Continuances. The hearing officer may continue the hearing and may request additional information from the enforcement officer or the person receiving the citation before issuing the decision.

H. Hearing Officer's decision. After considering the testimony and evidence presented at the hearing, the hearing officer shall issue a written decision to uphold, dismiss, or modify the administrative citation. The hearing officer shall state the reasons for the decision and shall send a copy of the decision to the person that requested the hearing and to the enforcement officer. The decision of the hearing officer shall be final.

I. Status of fine. If the citation is upheld, then the fine amount on deposit with the city shall be retained by the city. If the citation is dismissed, the city shall promptly refund the amount of any fine deposited, together with interest at the average rate earned on the city's portfolio for the period of time that the fine was held by the city.

J. Late payment charges. A person who fails to pay to the city the fine imposed under this section on or before the date that fine is due is also liable for the payment of the applicable late payment charges.

K. Recovery of administrative citation fines and costs. A person who fails to pay any fine or other charges owed to the city under this section is liable in any action brought by the city for all costs incurred in securing payment of the delinquent amount, including but not limited to administrative costs and attorneys' fees. Such collection costs are in addition to any fines, interest, and late charges.

L. Other costs. In addition to the administrative citation fine, the city may collect its administrative costs, interest, late payment charges, costs of compliance re-inspections, and collection costs.

M. Collection. The city may collect any past due administrative citation fine and other costs and charges by any available legal means, including without limitation placing a lien on the property.

N. Right to judicial review. A person aggrieved by the hearing officer's decision on an administrative citation may obtain review of the decision by filing a lawsuit with the superior court in Sacramento County within twenty (20) days after service of the final decision in accordance with the timelines and provisions set forth in Section 53069.4 of the California Government Code.

6.90.090 Penalty for violation.

A. In addition to any other remedy allowed by law, any person who violates a provision of this chapter is subject to criminal sanctions, civil actions, and administrative penalties pursuant to Rancho Cordova Municipal Code section 1.01.190. Each and every separate violation of this chapter may be punishable by a fine not to exceed One Thousand Dollars (\$1,000) per violation.

B. Notwithstanding the foregoing and the provisions of Rancho Cordova Municipal Code section 1.01.190, the amount of administrative penalty to be imposed for a violation of section

6.90.040(C)(5) is an aggregate amount calculated at One Thousand Dollars (\$1,000) per plant in excess of six (6) plants.

C. The remedies and penalties provided herein are cumulative, alternative and nonexclusive. The use of one does not prevent the use of any others, including those in Rancho Cordova Municipal Code section 1.01.190, and Chapter 16.18 of the Rancho Cordova Municipal Code, and none of these penalties and remedies prevent the City from using any other remedy at law or in equity which may be available to enforce this chapter or to abate a public nuisance.

6.90.100 Abatement.

A. Any cannabis cultivation in violation of this chapter is a public nuisance and is subject to nuisance abatement pursuant to chapter 16.18 including the summary abatement provisions of Rancho Cordova Municipal Code section 16.18.901.

B. Any cannabis cultivation in violation of this chapter is also subject to the California Uniform Controlled Substances Act (Division 10 of the California Health and Safety Code), including the provisions of chapter 8 (commencing with section 11469) relating to seizure, forfeiture, and destruction of property.”

CITY OF RANCHO CORDOVA

ORDINANCE NO. 10-2017

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AMENDING CHAPTER 6.90 WITHIN TITLE 6 AND TABLE 23.310-1 WITHIN TITLE 23
RELATING TO PERSONAL CULTIVATION OF CANNABIS**

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

SECTION 1. Purpose and Declarations.

WHEREAS, on November 8, 2016, California voters approved Proposition 64, also known as the Adult Use of Marijuana Act ("AUMA"), legalizing recreational use of cannabis for adults 21 years of age and older; and

WHEREAS, the California Legislature passed Senate Bill 94 in June 2017, which was signed by the Governor and went into effect immediately, and which repealed the Medical Cannabis Regulation and Safety Act ("MCRSA"), and merged certain portions of that law with AUMA to create a more comprehensive regulatory structure for both medical and recreational cannabis; and

WHEREAS, the new comprehensive regulatory system created by Senate Bill 94, intended to regulate all commercial cannabis uses, is called the Medicinal and Adult Use Cannabis Regulation and Safety Act ("MAUCRSA"); and

WHEREAS, MAUCRSA also authorizes the personal cultivation of up to six (6) cannabis plants in a private residence for nonmedical purposes by individuals 21 years of age and older; and

WHEREAS, pursuant to MAUCRSA, the City can enact reasonable regulations for the personal cultivation of nonmedical cannabis that occurs inside a residence or accessory structure, and may completely prohibit outdoor nonmedical cannabis cultivation until such time as the California Attorney General determines that the nonmedical use of cannabis is lawful in California under federal law; and

WHEREAS, State law does not prevent a city from using its constitutional authority to enact nuisance, health and safety, and land use regulations regarding cannabis cultivation, dispensaries or other commercial cannabis uses; and

WHEREAS, the City Council desires to amend Chapter 6.90 of the Rancho Cordova Municipal Code to comply with the language of MAUCRSA while mitigating potential negative impacts of cannabis cultivation; and

WHEREAS, the City desires to bring its regulations related to indoor cannabis cultivation into compliance with the minimum requirements of the MAUCRSA, but to continue to prohibit all outdoor personal cultivation; and

WHEREAS, these Municipal Code amendments are consistent with the General Plan as required by Government Code section 65454 and California Government Code section 65860. On the basis of the foregoing recitals, which are hereby incorporated herein and the City of Rancho Cordova's General Plan and General Plan EIR, the City Council finds and determines that Municipal Code Amendments are consistent with the General Plan, as follows:

i. The General Plan identifies specific land uses within the City, and describes their intent and role within each planning area. The proposed Amendments will not alter any land uses or affect their ability to fulfill the desired impact to the community as outlined in the General Plan.

ii. The proposed Ordinance is consistent with the Rancho Cordova General Plan in that the General Plan, its objectives, policies and goals do not permit or contemplate outdoor cannabis cultivation or unregulated indoor cannabis cultivation.

iii. The proposed Municipal Code Amendments are intended to address changes in State law and will improve the health and safety for all residents by reducing the impacts of unwanted smells due to outdoor cultivation by continuing the prohibition of outdoor cultivation, reduced conflicts for children who congregate near areas of outdoor cultivation, visibility from the public right-of-way, and the potential for increased neighborhood crime associated with outdoor grows; and

WHEREAS, this project is exempt from the requirements of the California Environmental Quality Act (“CEQA”) per Section 15061(b)(3) of the CEQA Guidelines in that it is not a project which has the potential to cause a significant effect on the environment; and

WHEREAS, a properly noticed public hearing was held by the City Council of the City of Rancho Cordova on September 18, 2017, at the Rancho Cordova City Hall, located at 2729 Prospect Park Drive, Rancho Cordova, at which hearing evidence both oral and documentary was received and considered.

SECTION 2. Amendment of the Municipal Code. Chapter 6.90 of the Rancho Cordova Municipal Code is hereby repealed and replaced in its entirety to read as follows:

“Chapter 6.90

CANNABIS CULTIVATION

Sections:

- 6.90.010 Purpose.
- 6.90.020 Definitions.
- 6.90.030 Outdoor cultivation of cannabis.
- 6.90.040 Indoor cultivation of cannabis.
- 6.90.050 Public nuisance.
- 6.90.060 Sale of cannabis prohibited.
- 6.90.070 Enforcement.
- 6.90.080 Appeal from administrative citation.
- 6.90.090 Penalty for violation.
- 6.90.100 Abatement.

6.90.010 Purpose.

The purpose and intent of this chapter is to require that cannabis only be cultivated in appropriately secured, enclosed, and ventilated structures, so as not to be visible to the general public, to provide for the health, safety and welfare of the public, to prevent negative impacts to property values, to prevent odor created by cannabis plants from impacting adjacent properties, to

prevent crime associated with cannabis cultivation, and to ensure that cannabis cultivation remain secure and does not find its way to minors or illicit markets. Nothing in this chapter is intended to authorize the cultivation for personal use that is in violation of State law. It is not the intent of this chapter to create conflict or inconsistency between this chapter and the Constitutions of the United States or the State of California; or California law.

6.90.020 Definitions.

For purposes of this chapter, the following definitions shall apply, unless the context clearly indicates otherwise:

“Abatement” means the removal of cannabis plants and improvements that support cannabis cultivation which are in excess of the number of plants allowed to be cultivated under this chapter.

“Bedroom” means a room inside a residential building being utilized by any person primarily for sleeping purposes.

“Cannabis” means all parts of the plant *Cannabis sativa* Linnaeus, *Cannabis indica*, or *Cannabis ruderalis*, whether growing or not, or any other strain or varietal of the genus *Cannabis* that may exist or be discovered, or developed, that has psychoactive or medical properties, whether growing or not, including but not limited to the seeds thereof; the resin, whether crude or purified, extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or resin. “Cannabis” also means the separated resin, whether crude or purified, obtained from cannabis. “Cannabis” also means cannabis as defined by California Health and Safety Code section 11018 and Business and Professions Code section 26001(f), as both may be amended from time to time. Any reference to cannabis or cannabis products shall include medical and nonmedical cannabis and medical and nonmedical cannabis products, unless otherwise specified. Cannabis or cannabis product does not mean industrial hemp as defined by Health and Safety Code section 11018.5. Cannabis does not include the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the resin extracted therefrom), fiber, oil or cake, or the sterilized seed of the plant which is incapable of germination.

“Cannabis cultivation” means any activity involving the planting, growing, harvesting, drying, curing, grading, or trimming of cannabis.

“Child care center” means any licensed child care center, daycare center, or child care home, or any preschool.

“Cultivation site” means a location where cannabis is planted, grown, harvested, dried, cured, graded, or trimmed, or a location where any combination of those activities occurs.

“Fully enclosed and secure structure” means a space within a building, greenhouse or other legal structure which has a complete roof enclosure supported by connecting walls extending from the ground to the roof, which is secure against unauthorized entry, provides complete visual screening, and which is accessible only through one or more lockable doors and inaccessible to minors.

“Indoors” means within a fully enclosed and secure structure.

“Marijuana” shall have the same meaning as cannabis, as defined in this chapter.

“Outdoors” means any location within the City of Rancho Cordova that is not within a fully enclosed and secure structure.

“Parcel” means property assigned a separate parcel number by the Sacramento County assessor.

“Premises” means a single, legal parcel of property. Where contiguous legal parcels are under common ownership or control, such contiguous legal parcels shall constitute a single “premises” for purposes of this chapter.

“Primary caregiver” means a “primary caregiver” as defined in Section 11362.7(d) of the Health and Safety Code, as may be amended from time to time.

“Private residence” means any house, apartment unit, mobile home, or other similar dwelling.

“Qualified patient” means a “qualified patient” as defined in Section 11362.7(f) of the Health and Safety Code, as may be amended from time to time.

“Rear yard” means the rear open space portion of any premises, whether fenced or unfenced.

“Residential structure” means any building or portion thereof legally existing which contains living facilities, including provisions for sleeping, eating, cooking, and sanitation on a premises or legal parcel located within a zoning district that allows residential uses.

“Sale” or “sell” means any transaction whereby, for any consideration including trades, barbers, or exchanges, title to cannabis or cannabis products is transferred from one person to another.

“School” means an institution of learning for persons under twenty-one (21) years of age, whether public or private, offering regular course of instruction including, without limitation, a kindergarten, elementary school, middle or junior high school, or senior high school.

“Solid fence” means a fence constructed of substantial material (such as wood or vinyl) that prevents viewing the contents from one side to the other.

6.90.030 Outdoor cultivation of cannabis.

All outdoor cultivation of cannabis within the City is prohibited. It is hereby declared to be unlawful and a public nuisance for any person owning, leasing, occupying, or having charge or possession of any parcel within any zoning district in the City of Rancho Cordova to cause or allow such parcel to be used for the outdoor cultivation of cannabis, regardless of whether such cultivation is for medical, recreational, personal, or commercial uses.

6.90.040 Indoor cultivation of cannabis.

A. It is hereby declared to be unlawful and a public nuisance for any person owning, leasing, occupying, or having charge or possession of any parcel in the City of Rancho Cordova to cause or allow such parcel to be used for the cultivation of cannabis plants within a fully enclosed and secure structure on the parcel, except as provided in subsections (B) and (C) of this section.

B. Who is permitted to cultivate cannabis indoors.

1. Only a person who is at least eighteen (18) years of age and either a qualified patient or a primary caregiver, or an adult who is at least twenty-one (21) years of age, may engage in indoor cultivation of cannabis.

2. Residency requirement. The person cultivating the cannabis shall reside full-time on the premises where the indoor cultivation of cannabis occurs.

3. Permission of owner. Tenants or anyone cultivating shall obtain the written permission and signature of the property owner(s) prior to cultivating cannabis. A notarized signature from the owner of the property consenting to the cultivation of cannabis at the premises on a form acceptable to the City shall be made available to the City upon request by any City official.

C. Indoor Cultivation Standards. Cannabis cultivated indoors, within the City of Rancho Cordova, shall be in conformance with the following standards:

1. Indoor cultivation of cannabis is permitted only within a private residence or within a legal accessory structure to a private residence that meets the requirements of this chapter;

2. Cannabis cultivation is permitted only within fully enclosed and secure structures and the cultivation area must be inaccessible to minors. A fully enclosed and secure structure used for the cultivation of cannabis that is separate from the main residential structure on a premises must maintain a minimum ten (10') foot setback from any property line. Any parcel where cannabis is cultivated must be enclosed by a solid fence at least six feet (6') in height;

3. Cannabis cultivation may not occur in both a detached structure and inside a residence on the same parcel. Only one indoor cultivation area is allowed per parcel;

4. Cannabis cultivation areas shall not be accessible to persons under 18 years of age. Cultivation areas shall be secured by lock and key or other security device which prevents unauthorized entry;

5. Indoor cultivation of cannabis shall not exceed six (6) cannabis plants per private residence, regardless of how many qualified adults, qualified patients, or primary caregivers are residing at the private residence;

6. Cannabis cultivation shall not occur on any carpeted area;

7. Cannabis cultivation lighting shall not exceed twelve hundred (1,200) watts and shall comply with the California Building, Electrical and Fire Codes as adopted by the City;

8. The use of gas products (CO2, butane, etc.) or generators for cannabis cultivation or processing is prohibited;
9. Cannabis cultivation for sale is prohibited;
10. From a public right-of-way, there shall be no exterior evidence of cannabis cultivation;
11. The residence shall be occupied and is required to maintain a functioning kitchen and bathroom(s), and the use of the primary bedrooms are for their intended purpose;
12. Any cannabis cultivation area located within a residence shall not create a humidity or mold problem in violation of Rancho Cordova Building and State Health and Safety Codes;
13. Any structure used for the cultivation of cannabis must have proper ventilation to prevent mold damage and to prevent cannabis plant odors or particles from becoming a public nuisance to surrounding properties or the public. A public nuisance may be deemed to exist if the cultivation produces odors which are disturbing to people of normal sensitivity residing or present on adjacent or nearby property or areas open to the public;
14. The cannabis cultivation area shall not adversely affect the health or safety of the nearby residents by creating dust, glare, heat, noise, smoke, traffic, vibration, or other impacts, and shall not be hazardous due to use or storage of materials, processes, products or wastes;
15. Any modification to existing structures or plumbing, electrical or mechanical systems shall require a permit from the Building Official, or his or her designee.

6.90.050 Public nuisance.

It is hereby declared to be unlawful for any person owning, leasing, occupying, or having charge or possession of any parcel within the City of Rancho Cordova to create a public nuisance in the course of cultivating cannabis. A public nuisance may be deemed to exist if such activity produces:

- A. Odors which are disturbing to people of normal sensitivity residing or present on adjacent or nearby property and/or areas open to the public;
- B. Repeated responses (more than three (3) times in a one (1) year time period) to the parcel from law enforcement or code enforcement officers;
- C. Repeated disruption (more than three (3) times in a one (1) year time period) to the free passage of persons or vehicles in the neighborhood;
- D. Excessive noise in violation of applicable city noise standards in the general plan or municipal code;
- E. Any other impacts on the neighborhood which are disruptive of normal activity in the area.

6.90.060 Sale of cannabis prohibited.

It shall be unlawful for any person cultivating cannabis pursuant to this chapter to sell or offer for sale the cannabis permitted to be grown under this chapter.

6.90.070 Enforcement.

A. The violation of this chapter is hereby declared to be a public nuisance. The city may pursue any and all legal and equitable remedies related to the enforcement of the provisions of this code, including criminal, civil, and administrative remedies and penalties and any related cost recovery authorized pursuant to this code and state law in accordance with Rancho Cordova Municipal Code section 1.01.190.

B. Criminal. Any person violating any provision of this chapter shall be deemed guilty of a misdemeanor and, upon conviction, shall be punished by a fine not to exceed the amount provided in Penal Code Section 19, as may be amended from time to time, by imprisonment in the county jail not to exceed six (6) months, or by both a fine and imprisonment.

C. Civil. A violation of this chapter may be abated by the City Attorney by the prosecution of a civil action for injunctive relief and by the abatement procedure set forth in Chapter 16.18 of the Rancho Cordova Municipal Code.

D. Administrative. Whenever an enforcement officer determines that a violation of any of the provisions of any of the ordinances of the city has occurred, the enforcement officer has the authority to issue an administrative citation to the person responsible for the violation.

6.90.080 Appeal from administrative citation.

A. Hearing request. A person who receives an administrative citation may contest the citation on the basis that there was no violation of the code or that he or she is not the responsible party. To contest the citation, the person shall submit a request for hearing form to the city within thirty (30) days from the date of the administrative citation. Directions on how to obtain the request form will be provided on the administrative citation. The completed request must be submitted together with an advance deposit of the fine.

B. Notice of hearing. The person requesting the hearing shall be notified of the time and place set for the hearing at least ten (10) days before the date of the hearing.

C. Additional reports. If the enforcement officer submits an additional written report concerning the administrative citation to the hearing officer for consideration at the hearing, then a copy of this report also shall be provided to the person requesting the hearing at least five (5) days before the date of the hearing.

D. Setting the Hearing. A hearing before the hearing officer shall be set for a date that is not less than fifteen (15) days, nor more than sixty (60) days from the date that the request for hearing is filed. The person requesting the hearing shall be notified of the time and place set for the hearing as soon as it is set, and at least ten (10) days before the hearing. If the enforcement officer submits a written report concerning the citation to the hearing officer for consideration at the hearing, then a copy of the report shall be served on the person requesting the hearing at least five (5) days before the hearing. No hearing shall be held unless the fine has been deposited in advance, under subsection (F)(6)(a) of this section.

E. Failure to appear. The failure of the person requesting the hearing to appear at the hearing shall constitute a forfeiture of the fine and a failure to exhaust his or her administrative remedies.

F. At the hearing. The administrative citation, and any additional report submitted by the enforcement officer shall constitute prima facie evidence of the respective facts contained in those documents. At the hearing, the party contesting the citation shall be given the opportunity to testify and to present evidence concerning the citation.

G. Continuances. The hearing officer may continue the hearing and may request additional information from the enforcement officer or the person receiving the citation before issuing the decision.

H. Hearing Officer's decision. After considering the testimony and evidence presented at the hearing, the hearing officer shall issue a written decision to uphold, dismiss, or modify the administrative citation. The hearing officer shall state the reasons for the decision and shall send a copy of the decision to the person that requested the hearing and to the enforcement officer. The decision of the hearing officer shall be final.

I. Status of fine. If the citation is upheld, then the fine amount on deposit with the city shall be retained by the city. If the citation is dismissed, the city shall promptly refund the amount of any fine deposited, together with interest at the average rate earned on the city's portfolio for the period of time that the fine was held by the city.

J. Late payment charges. A person who fails to pay to the city the fine imposed under this section on or before the date that fine is due is also liable for the payment of the applicable late payment charges.

K. Recovery of administrative citation fines and costs. A person who fails to pay any fine or other charges owed to the city under this section is liable in any action brought by the city for all costs incurred in securing payment of the delinquent amount, including but not limited to administrative costs and attorneys' fees. Such collection costs are in addition to any fines, interest, and late charges.

L. Other costs. In addition to the administrative citation fine, the city may collect its administrative costs, interest, late payment charges, costs of compliance re-inspections, and collection costs.

M. Collection. The city may collect any past due administrative citation fine and other costs and charges by any available legal means, including without limitation placing a lien on the property.

N. Right to judicial review. A person aggrieved by the hearing officer's decision on an administrative citation may obtain review of the decision by filing a lawsuit with the superior court in Sacramento County within twenty (20) days after service of the final decision in accordance with the timelines and provisions set forth in Section 53069.4 of the California Government Code.

6.90.090 Penalty for violation.

A. In addition to any other remedy allowed by law, any person who violates a provision of this chapter is subject to criminal sanctions, civil actions, and administrative penalties pursuant to

Rancho Cordova Municipal Code section 1.01.190. Each and every separate violation of this chapter may be punishable by a fine not to exceed One Thousand Dollars (\$1,000) per violation.

B. Notwithstanding the foregoing and the provisions of Rancho Cordova Municipal Code section 1.01.190, the amount of administrative penalty to be imposed for a violation of section 6.90.040(C)(5) is an aggregate amount calculated at One Thousand Dollars (\$1,000) per plant in excess of six (6) plants.

C. The remedies and penalties provided herein are cumulative, alternative and nonexclusive. The use of one does not prevent the use of any others, including those in Rancho Cordova Municipal Code section 1.01.190, and Chapter 16.18 of the Rancho Cordova Municipal Code, and none of these penalties and remedies prevent the City from using any other remedy at law or in equity which may be available to enforce this chapter or to abate a public nuisance.

6.90.100 Abatement.

A. Any cannabis cultivation in violation of this chapter is a public nuisance and is subject to nuisance abatement pursuant to chapter 16.18 including the summary abatement provisions of Rancho Cordova Municipal Code section 16.18.901.

B. Any cannabis cultivation in violation of this chapter is also subject to the California Uniform Controlled Substances Act (Division 10 of the California Health and Safety Code), including the provisions of chapter 8 (commencing with section 11469) relating to seizure, forfeiture, and destruction of property.”

SECTION 3. Amendment to Title 23.

Table 23.310-1 of the Rancho Cordova Municipal Code entitled “Allowed Uses and Permit Requirements for Residential Zoning Districts” and footnote 14 corresponding with that Table, shall be modified to add a line item in the proper order to indicate that outdoor cannabis cultivation is prohibited in all Residential zones pursuant to the Rancho Cordova Municipal Code section 6.90.030, and that indoor cannabis cultivation is permitted only on parcels with private residences which meet the requirements of the Rancho Cordova Municipal Code section 6.90.040 and such cannabis cultivation is subject to the regulations contained in chapter 6.90 of the Rancho Cordova Municipal Code.

“Table 23.310-1: Allowed Uses and Permit Requirements for Residential Zoning Districts

Land Use Category	RR	ER	RD-1	RD-2	RD-3	RD-4	RD-5	RD-6	RD-7	RD-10	RD-15	RD-20	RD-25	RD-30	MDR	HDR	RMH	Specific Use Regulations
Cannabis Cultivation, Indoor	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	Chapter 6.90 RCMC

Cannabis Cultivation, Outdoor	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
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fn. 14. Outdoor cannabis cultivation is prohibited in all Residential zones pursuant to Rancho Cordova Municipal Code section 6.90.030, and personal indoor cannabis cultivation is permitted only on parcels with private residences which meet the requirements of Rancho Cordova Municipal Code section 6.90.040 and such personal cannabis cultivation is subject to the regulations contained in chapter 6.90 of the Rancho Cordova Municipal Code.”

SECTION 4. Severability.

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

SECTION 5. CEQA.

Approval of the amendments in this Ordinance is exempt from further environmental review under the general rule in California Environmental Quality Act (“CEQA”) Guidelines section 15061(b)(3), that CEQA only applies to projects that have the potential for causing a significant effect on the environment. As a series of text amendments and additions, it can be seen with certainty that there is no possibility that this Ordinance will have a significant effect on the environment.

SECTION 6. Effective Date and Publication.

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

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

AYES:

NOES:

ABSENT:

ABSTAIN:

Donald Terry, Mayor

ATTEST:

Stacy Leitner, City Clerk

2837408.7

MEMORANDUM

DATE: September 18, 2017

TO: Honorable Mayor and Council Members

FROM: June Cowles, Senior Planner



SUBJECT: EUROPEAN PARTS DEPOT MAJOR DESIGN REVIEW; PROJECT NO. DD9694 – LOCATED AT 11560 ELKS CIRCLE.

PROPERTY OWNER: Sam Matsoyan 11530 Elks Circle Rancho Cordova, CA 95742	APPLICANT/DEVELOPER: Aster Canet 8900 Thornton Road Stockton, CA 95209
---	--

PROJECT: FILE: LOCATION: APN: PLANNER:	The applicant is requesting a Major Design Review of a 17,560 square-foot industrial warehouse building. DD9694 11560 Elks Circle 072-0500-014 June Cowles, Senior Planner
---	--

RECOMMENDATION

Adopt Resolution 123-2017.

RESULT OF RECOMMENDED ACTION

Approval of Resolution 123-2017 would allow the construction of a 17,560 square-foot industrial warehouse building. The proposal includes supporting parking, lighting, and landscaping. The proposed project is located at 11560 Elks Circle within the Sunrise Boulevard South Planning Area.

EXISTING SITE CONDITIONS:

The 1.32-acre vacant project site is generally flat and includes nonnative grass and shrubs. The property has access on Elks Circle with infrastructure that includes curb, gutter, and sidewalk. **Figure 1 and 2: Existing Conditions.**

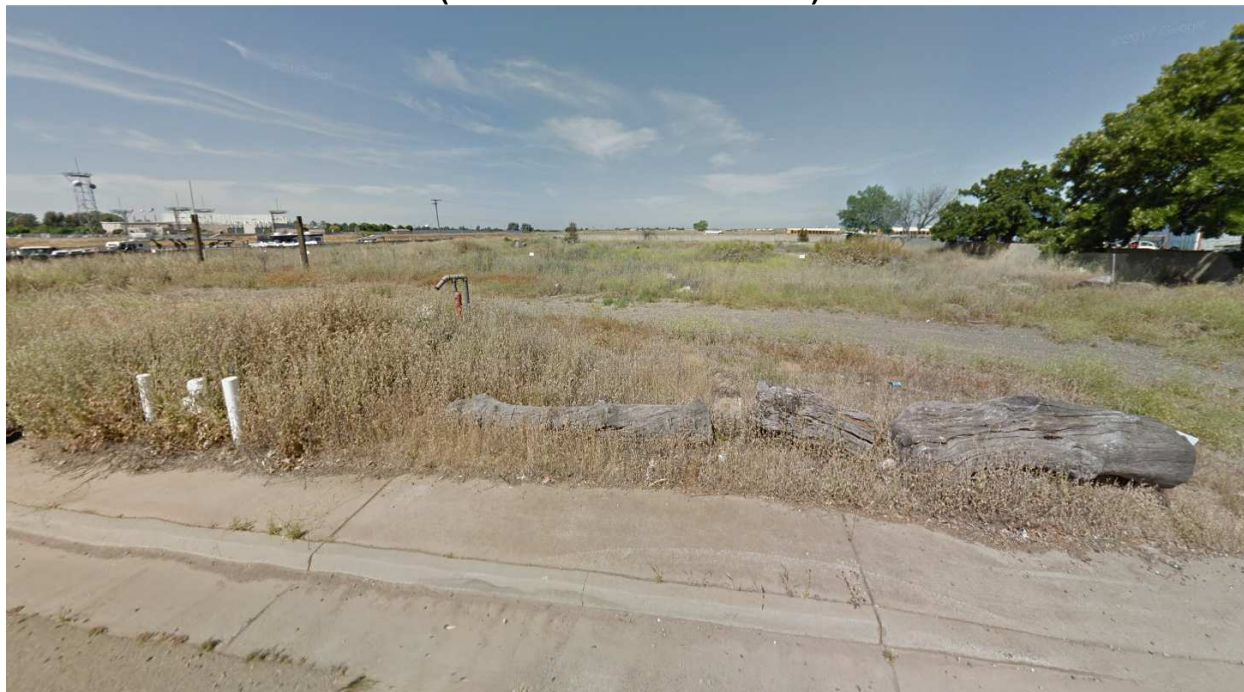
Figure 1: Project Site (Existing Conditions)



**Figure 2: Existing Conditions
(Aerial)**



(Picture from Elks Circle)

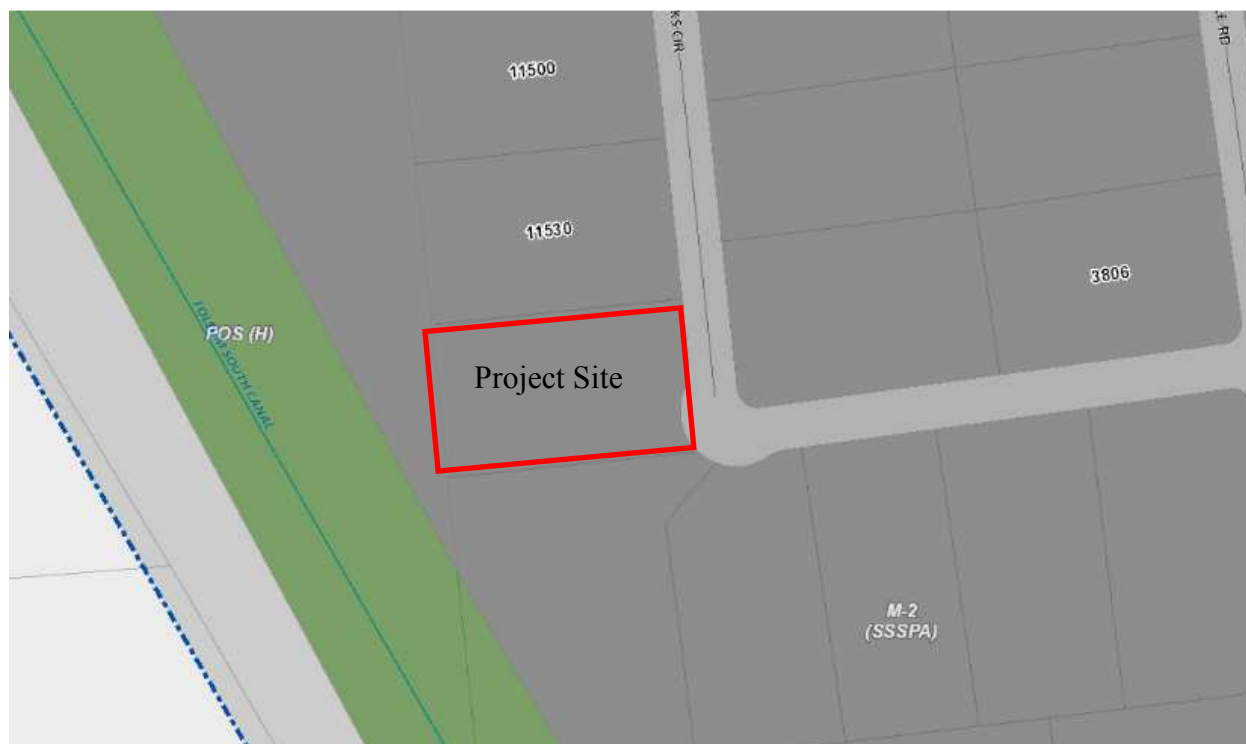
**Surrounding Land Use:**

The following Table provides the current use, General Plan/Community Plan, and zoning.

Table 1: Surrounding Designations and Existing Uses and Figure 3: Zoning Map.**Table 1: Surrounding Designations and Existing Uses**

Location	Existing Use	General Plan Designation	Zoning Designation
11560 Elks Circle	Undeveloped land	Sunrise Boulevard South Planning Area	Heavy Industrial (M-2)
North	Existing Industrial (European Parts Depot)	Sunrise Boulevard South Planning Area	Heavy Industrial (M-2)
East	Undeveloped land	Sunrise Boulevard South Planning Area	Heavy Industrial (M-2)
South	Insurance Auto Auctions	Sunrise Boulevard South Planning Area	Light Industrial (M-1)
West	Folsom South Canal	Sacramento County	Mather Planning Area

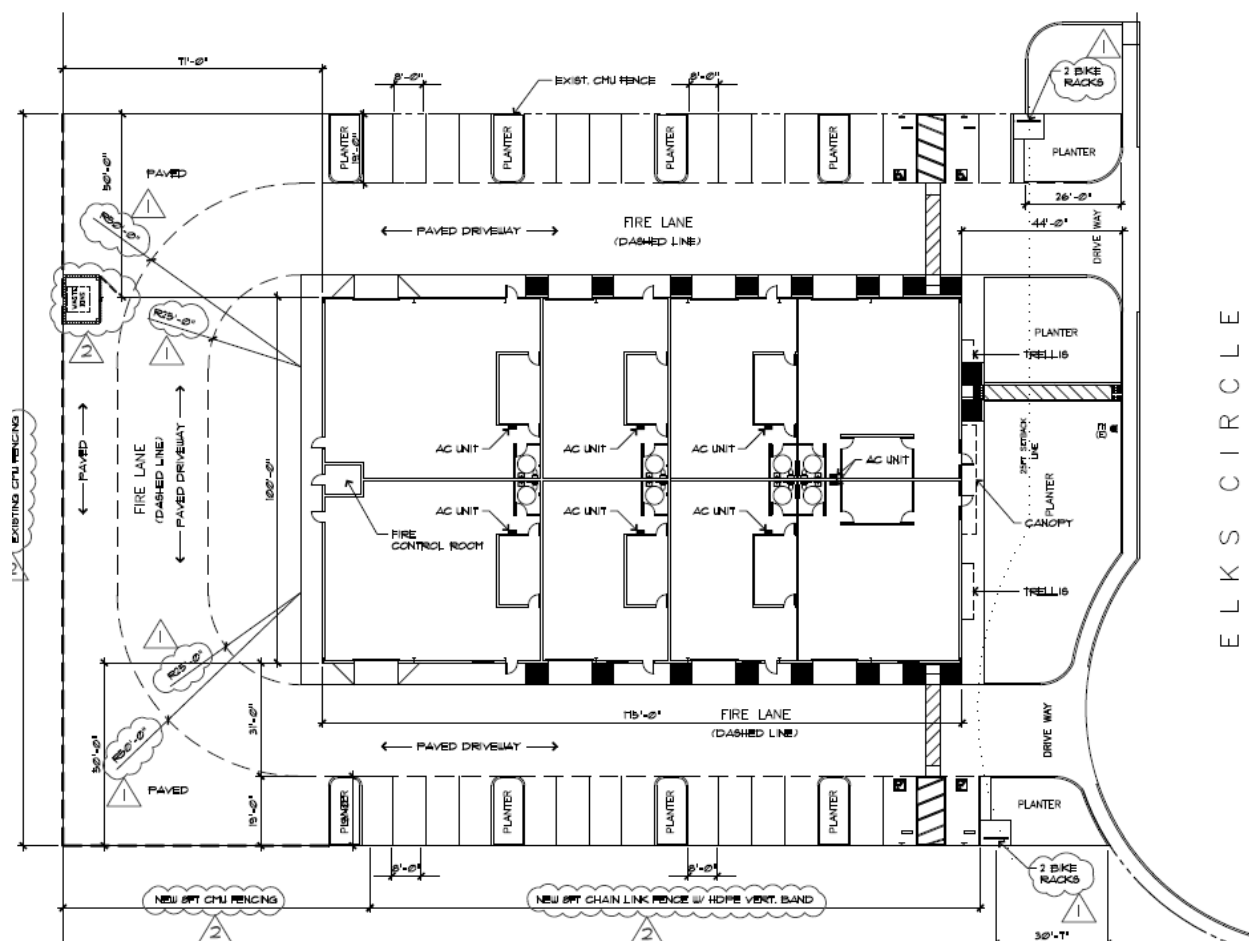
Figure 3: Zoning Map



PROJECT DESCRIPTION:

The applicant is requesting a Major Design Review for a 17,560 square-foot industrial warehouse building with supporting parking, lighting, and landscaping. The subject site property owner also owns the property to the north with an existing building and business, European Parts Auto Depot. The proposed building will be utilized by the adjacent European Auto Depot for expansion of dismantling vehicles inside the shop and auto parts storage. The site includes two driveways with a circular circulation around the proposed building. **(Figure 4: Proposed Site Plan).**

Figure 4: Proposed Site Plan



ANALYSIS

MAJOR DESIGN REVIEW:

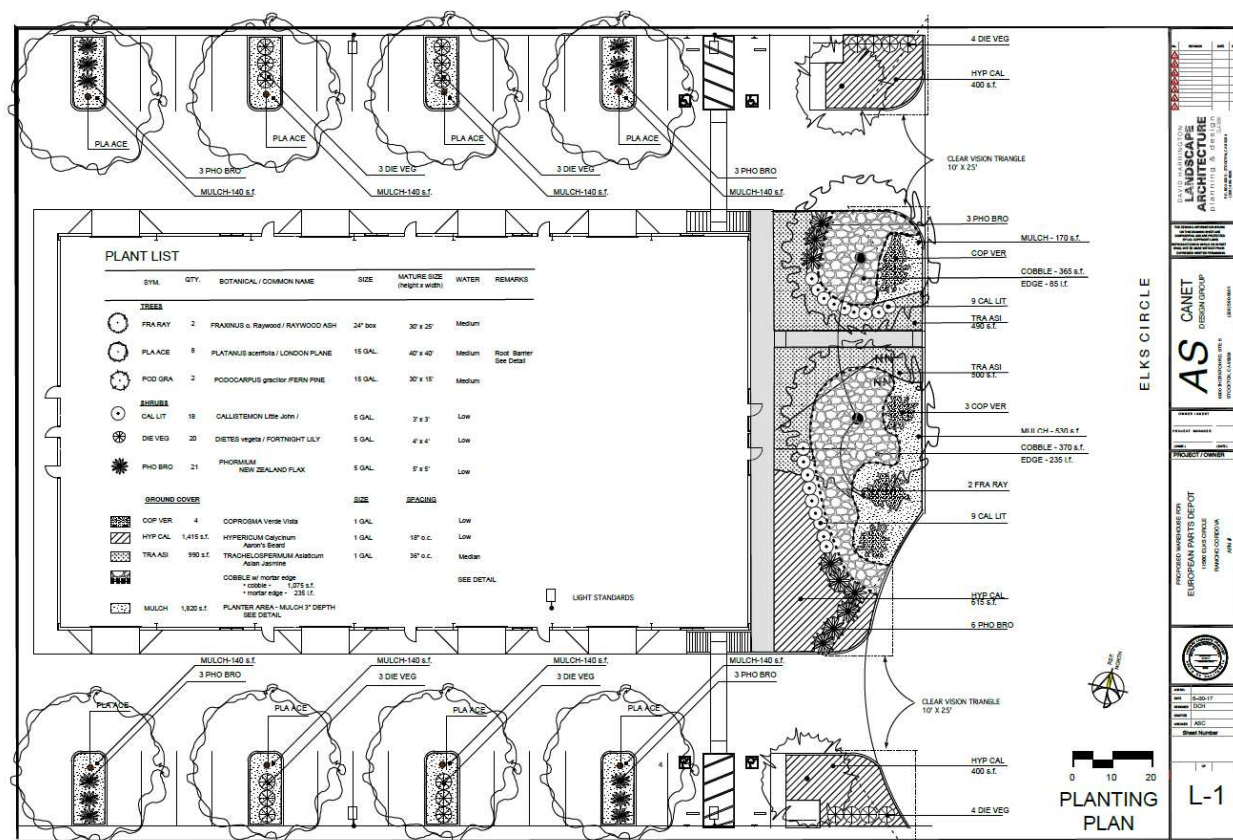
Site Plan Layout:

The site plan layout includes one 17,560 square-foot industrial warehouse building, parking, landscaping, and lighting. Two driveways are proposed with a semi-circular drive aisle around the building. The parking area is along either side of the building. The building is located close to the street with landscaping area between the sidewalk and building. A pedestrian connection is provided from the sidewalk to the main building entrance. **Figure 4: Proposed Site Plan.** Outdoor storage is not proposed for the site. A condition of approval (COA #10) is included with the project that states that outdoor storage is not approved as part of this permit. If in the future, outdoor storage is requested by the applicant/property owner, the outdoor storage area shall be designated on the site plan and shall be fully screened from the public right-of-way and adjacent property and approved by the Community Development Director.

Landscaping:

The proposed landscaping includes shade trees, shrubs, and groundcover. Landscaping is located within the parking lot per tree shading requirements and between the building and Elks Circle, consistent with the Zoning Ordinance landscape requirements. **Figure 5: Landscape Plan.**

Figure 5: Landscape Plan



Traffic and Access:

As stated earlier, there are two driveways proposed for the site with the site drive aisle around the building. Currently Elks Circle is a cul-de-sac. However, the future plans show a connection with Recycle Road. The applicant provided a trip-generation analysis that indicates traffic impacts on the existing street system will be a less than significant impact. **See Attachment 2: Traffic and Parking Demand Analysis.**

Architecture:

The proposed building architecture was reviewed for quality of design, use of variety of materials and colors, and for compatibility with the surrounding buildings. The building is an A-frame roof design. The main entrance is located in the front of the building with glass windows and doors, a horizontal metal canopy and trellis on either side of the entrance. Side elevations include roll-up doors, windows, and doors. The material along the front elevation includes dark

brown stucco as the wainscot and a light brown metal material above. Side and rear elevation material is metal siding. **Figure 6, 7, and 8.**

Figure 6: Front Elevation facing Elks Circle



2
A3

EAST EXTERIOR ELEV.

SCALE

$3/32" = 1'-0"$

Figure 7: Side Elevations



3
A3

NORTH EXTERIOR ELEV.

SCALE

$3/32" = 1'-0"$



4
A3

SOUTH EXTERIOR ELEV.

SCALE

$3/32" = 1'-0"$

Figure 8: Rear Elevation



City Design Guidelines

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

- The parking area is distributed throughout the site and located along either side of the building. Therefore, eliminating the parking area in front of the building which reduces appearance of asphalt.
- The building is located close to the street with landscaping.
- Dark color split-face block defines the “base” of the building with lighter color material on the top of the building.
- The building will have a defined entrance facing Elks Circle and will include large glass windows and doors and a horizontal canopy over the entrance area.
- Various materials; stucco, glass windows and doors, metal and colors of brown tones have been included on the front elevation.
- Landscaping is consistent with the City Design Guidelines and City Zoning Ordinance which includes parking lot shading and a streetscape buffer between Elks Circle and the building.

The Major Design Review, as conditioned, adheres to the approval findings defined by Zoning Code section 23.141.050, as follows:

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

Evidence: The proposed project is consistent with the purpose and intent of adopted policies and regulations, including the General Plan Sunrise Boulevard South Planning Area designation, Zoning Code, design guidelines, and the Municipal Code.

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

Evidence: The proposed design includes a 17,560 square-foot building with supporting parking, lighting, and landscaping. The proposed project will enhance the character of the area as the project site is currently an undeveloped lot. The proposed project will complement the area and surrounding businesses. The site layout with the parking to the side of the building and building's architecture, use of color, and material are consistent with the City's Design Guidelines.

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

Evidence: The proposed project design and use are consistent with the existing businesses in the area which consist of industrial metal warehouse and dismantling businesses. The design, color, and materials have been designed to integrate and compliment the surrounding buildings.

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

Evidence: The proposed project will not substantially affect current traffic flows or existing modes of transportation circulation as the main entrance is located off of Elks Circle that is currently a cul-de-sac at the end of the project site. A pedestrian sidewalk is provided from the public existing sidewalk into the site and bike racks are provided on site.

GENERAL PLAN AND ZONING ORDINANCE CONSISTENCY

General Plan:

The project site is located within the Sunrise Boulevard South Planning Area designation of Heavy Industrial. Target uses for this area include heavy industrial for continued industrial use. The proposed project warehouse for auto dismantled parts is consistent with the General Plan designation.

Zoning Code:

The project site is zoned Heavy Industrial/Manufacturing (M-2) Sunrise Boulevard South Planning Area, Heavy Industrial/Manufacturing (M-2) allows for industrial manufacturing and warehousing uses. The M-2 district is generally located in areas of the city where it would not create a substantial impact on sensitive residential, commercial, or office uses. The warehouse of dismantled auto parts use is permitted within the M-2 zoning districts and will not create an impact on residential, commercial, or office uses as surrounding zoning is Heavy Industrial/Manufacturing (M-2).

REQUIRED PERMITS

Permits Required after Approval:

- Improvement Plans/Grading Permit
- Building Permit and Business License

FISCAL ANALYSIS OF PROJECT

The City anticipates that this project will provide additional revenues from temporary construction jobs, and employment for three to five employees.

ENVIRONMENTAL

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Title 14 of the California Code of Regulations, Chapter 3, Division 6 (State CEQA Guidelines) Section 15183 Projects consistent with a Community Plan, General Plan, or Zoning. A description of the evidence for the exemption is found in the findings included in **Attachment 1**.

RECOMMENDED MOTIONS

Staff recommends that the City Council find the project to be in compliance with the California Environmental Quality Act (CEQA) as exempt pursuant to CEQA Guidelines Section 15183 and adopt Resolution No. 123-2017 approving the Major Design Review for European Parts Depot DD9694, subject to the findings, Project Plans (**Exhibit A**) and Conditions of Approval (**Exhibit B**).

ATTACHMENT(S)

1. Resolution 123-2017, including Project Plans (**Exhibit A**) and subject to the Conditions of Approval (**Exhibit B**).
2. Traffic and Parking Demand Analysis
3. 500' Radius Map with Mailing Labels

ATTACHMENT 1

CITY OF RANCHO CORDOVA

RESOLUTION NO. 123-2017

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO
CORDOVA APPROVING THE EUROPEAN PARTS DEPOT
MAJOR DESIGN REVIEW - PROJECT NO. DD9694**

WHEREAS, on March 14, 2017 an application was submitted to construct a 17,500 square-foot warehouse industrial building. The project also includes parking, lighting, and landscaping located at 11560 Elks Circle within the Heavy Industrial/Manufacturing (M-2) zoning district. (Assessor's Parcel Number: 072-0550-014); and

WHEREAS, the proposed project was discussed at the City's Development Service Team (DST) meeting and has been reviewed by all applicable departments and agencies for comments and conditions; 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, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA that the Council approves the European Parts Depot Major Design Review (**Exhibit A**), subject to the following findings and attached Conditions of Approval (**Exhibit B**):

- A. Finds the project site was adequately analyzed according to the California Environmental Quality Act (CEQA) Guidelines and is a exempt under Section (15183) Projects consistent with a Community Plan, General Plan, or Zoning. existing facilities as supported by the following:

1. ***Finding: The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.***

Evidence: The proposed industrial warehouse dismantle use is consistent with the General Plan designation of Sunrise Boulevard South Planning Area, Heavy Industrial/Manufacturing and the zoning district of M-2 (Heavy Industrial/Manufacturing) for this property. The proposed project is consistent with the applicable regulations of the zoning and design guidelines, including setbacks, height regulations, and landscaping for this site.

2. ***Finding: The project site has no value as habitat for endangered, rare or threatened species.***

Evidence: The applicant has provided the necessary environmental documents to that show no displacement of any endangered or threatened species.

3. ***Finding: Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.***

ATTACHMENT 1

Evidence: The proposed project location has adequate forms of transportation that will minimize the effects of any increased traffic in the area. There are existing roadways and onsite bike parking and sidewalks for individual transportation. The project will not have any effects on noise, air quality, or water quality in the surrounding area as the area was built prior to the General Plan Environmental Impact Report.

4. *Finding: The site can be adequately served by all required utilities and public services*

Evidence: The site is existing and built upon with all required utilities and public services.

B. Approve the Major Design Review subject to the Conditions of Approval herein, and subject to the findings as defined by Rancho Cordova Zoning Code Section 23.141.050 and evidence as follows:

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

Evidence: The proposed project is consistent with the purpose and intent of adopted policies and regulations, including the General Plan Sunrise Boulevard South Planning Area designation, Zoning Code, design guidelines, and the Municipal Code.

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

Evidence: The proposed design includes a 17,500 square-foot building with supporting parking, lighting, and landscaping. The proposed project will enhance the character of the area as the project site is currently an undeveloped lot. The proposed project will complement the area and surrounding businesses. The site layout with the parking to the side of the building and building's architecture, use of color, and material are consistent with the City's Design Guidelines.

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

Evidence: The proposed project design and use are consistent with the existing businesses in the area which consist of industrial metal warehouse and dismantling businesses. The design, color, and materials have been designed to integrate and compliment the surrounding buildings.

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

ATTACHMENT 1

Evidence: The proposed project will not substantially affect current traffic flows or existing modes of transportation circulation as the main entrance is located off of Elks Circle that is currently a cul-de-sac at the end of the project site. A pedestrian sidewalk is provided from the public existing sidewalk into the site and bike racks are provided on site

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:

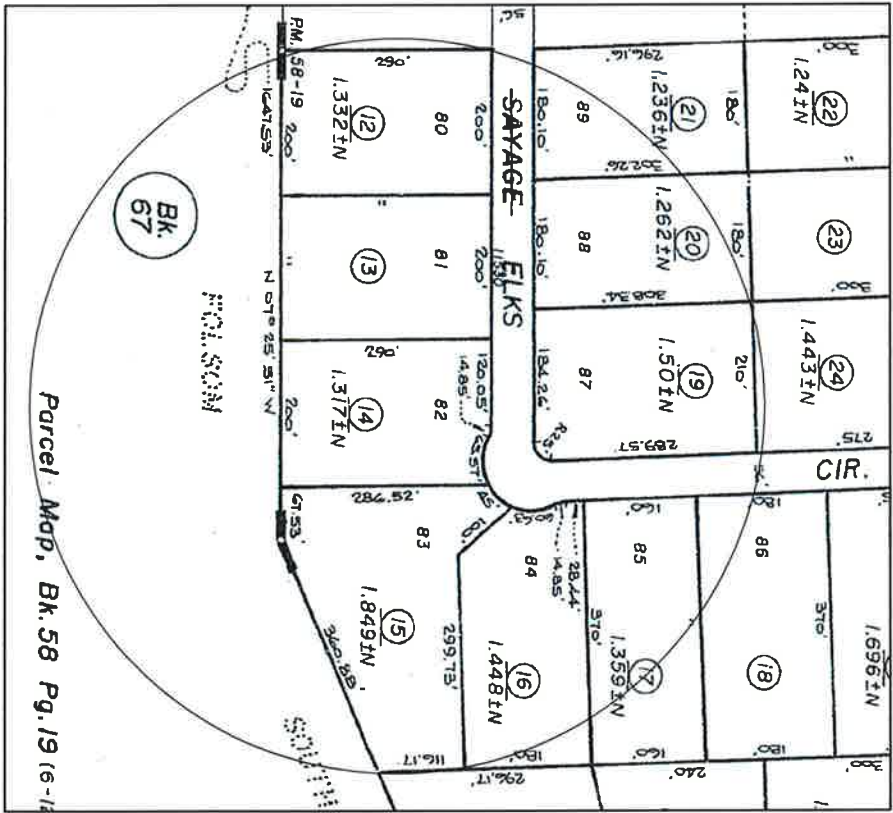
ABSTAIN:

Donald Terry, Mayor

ATTEST:

Stacy Leitner, City Clerk

PROPOSED BUILDING FOR
EUROPEAN PARTS DEPOT
RANCHO CORDOVA, CA



500' RADIUS MAP

SCALE

NTS



Proposed building use for 11560 Elks Cir Rancho Cordova CA 95742

The building will be used by the neighboring Auto Dismantling Company European Parts Depot at 11530 Elks Cir for expansion. We will be adding 3-5 new employees and adding more makes to our European specialty line. We will acquire a dismantler's license on the new property in order to dismantle vehicles inside the shop, none of the dismantling or storing of vehicles will be outside. Hours of operation will be 8-5 M-F and 8-3 Saturday.

Vehicles will be delivered through the front gates and stored inside. All parts and vehicles will be stored inside. The yard will be used for the remains of the dismantled vehicle (scrap) awaiting to go to the scrap yard.

PLANNING NOTES

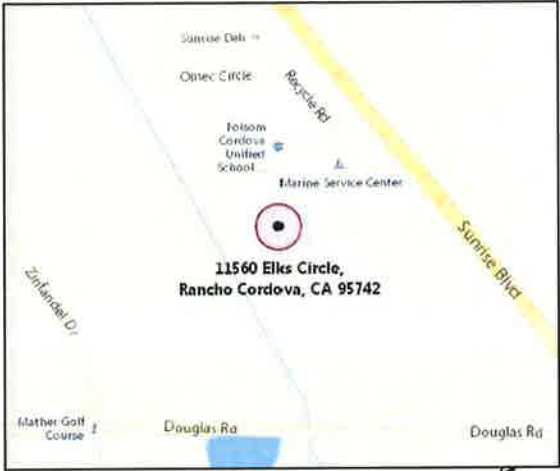
- A. EXISTING GENERAL PLAN DESIGNATION: SBSPA (SUNRISE BLVD. SOUTH PLANNING AREA)
- B. ZONING DISTRICT: M-2 (HEAVY INDUSTRIAL)
- C. M-2 SETBACKS: FRONT = 25 FT, SIDE AND REAR = 0 FT.

ADMINISTERED CODES: 2016 ED. CAL. BLDG. CODE
2016 ED. CAL. TITLE-24 PT. 1 & 6 ENERGY
2016 ED. CAL. TITLE-24 PT. 2 ACCESSIBILITY
2016 ED. CALIFORNIA GREEN BUILDING STANDARDS
2016 ED. CALIFORNIA PLUMBING CODE
2016 ED. CALIFORNIA MECHANICAL CODE
2016 ED. CALIFORNIA ELECTRICAL CODE
2016 ED. CALIFORNIA FIRE CODE

BUILDABLE AREA CALC.
LOT AREA = 57,398 S.F.
BLDG. AREA = 17,500 S.F.
REQUIRED MINIMUM SET BACKS:
FRONT = 25 FT.
SIDE YARDS = 0 FT.
BACK YARD = 0 FT.
FRONT SET BACK AREA = 3,552 S.F.
BUILDABLE AREA = 57,398 - 3,552 = 60,950 S.F.

PARKING REQUIREMENTS
OFFICE = 1 PER 400 SF.
2,000 / 400 = 5 PROVIDED 5 SPACES
WAREHOUSE = 1 PER 1000 SF.
15,550 / 1000 = 15.55 PROVIDED 16 SPACES
TOTAL MIN. PARKING REQUIRED = 21 SPACES
TOTAL PARKING PROVIDED = 32 SPACES
ADA PARKING REQUIREMENT: 26-50 SPACES = 2 SP.
ADA PARKING SPACES PROVIDED = 4 SPACES

VICINITY MAP



SHEET INDEX

1	CS	COVER SHEETS, SITE PLAN & SHEET INDEX
2	A0	SITE PLAN
3	A1	FLOOR PLAN
4	A2	EXTERIOR ELEVATIONS
5	A3	EXTERIOR RENDERING
6	C1	EXISTING SITE
7	C2	DIMENSION AND PAVING PLAN
8	C3	GRADING AND DRAINAGE PLAN
9	C4	UTILITY PLAN
10	C5	FIRE LANE ACCESS
11	E0	PHOTOMETRIC
12	E1	EXTERIOR LIGHTING
13	L1	PLANTING PLAN
14	L1-S	SHADE STUDY PLAN
15	L2	IRRIGATION PLAN
16	L3	IRRIGATION DETAILS
17	L4	DETAILS
18	L5	WATER USE
19	L6	WATER USE
20	L7	SPECIFICATION

PROJECT DATA

JURISDICTION	CITY OF RANCHO CORDOVA
GAS	PG&E
ELECT	PG&E
WATER SERVICE	PUBLIC
SEWAGE DISPOSAL	PUBLIC
CONSTRUCTION TYPE(S)	II-A
PROPOSED OCCUPANCY	B, S1
PROPOSED FLOOR AREA	17,500 S.F.
BUILDING HEIGHT	24'-0"
ZONE	M2-HEAVY INDUSTRIAL
PARCEL NUMBER	APN-072-050-014-0000
FLOODPLAIN MAP #	06067C0209H, AUG.16, 2012

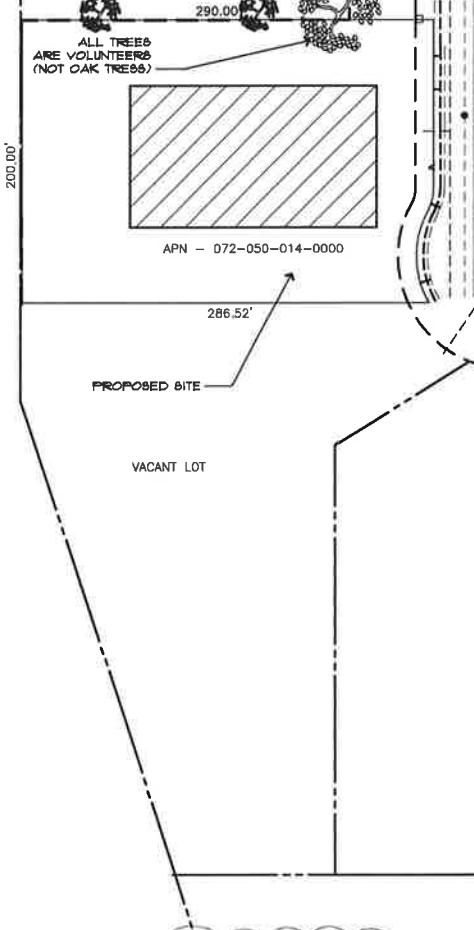
STAMPS

CONTACTS

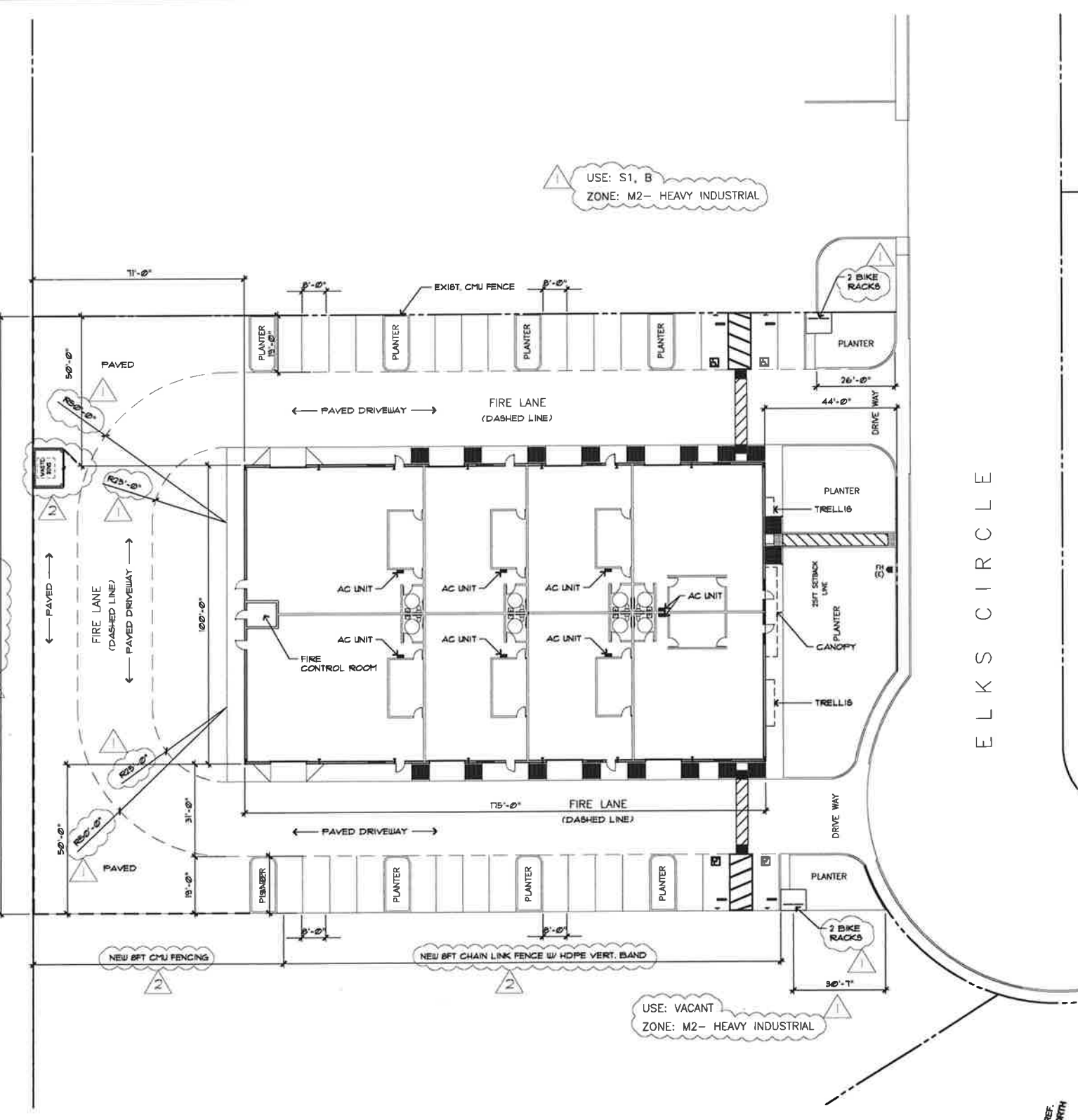
BUSINESS OWNER: SAM MATSOYAN EUROPEAN PARTS DEPOT 11560 ELKS CIRCLE RANCHO CORDOVA, CA 95742 PHONE: 916-638-1825	PROPERTY OWNER SAM MATSOYAN EUROPEAN PARTS DEPOT 11560 ELKS CIRCLE RANCHO CORDOVA, CA 95742 PHONE: 916-638-1825
CONSTRUCTION MANAGER: POMCON INC. CONSTRUCTION 35671 RECYCLE ROAD RANCHO CORDOVA PHONE: 916-802-4154	DESIGN CONSULTANT: A.S. CANET DESIGN GROUP 8900 THORNTON ROAD STOCKTON, CA 95209 PHONE: 209-401-1208 EMAIL: ascanetdesign@gmail.com

REVISION	DATE	BY
1	11-17-17	AS
2	11-17-17	AS
3	11-17-17	AS
4	11-17-17	AS
5	11-17-17	AS
6	11-17-17	AS
7	11-17-17	AS
8	11-17-17	AS
9	11-17-17	AS
10	11-17-17	AS
11	11-17-17	AS
12	11-17-17	AS
13	11-17-17	AS
14	11-17-17	AS
15	11-17-17	AS
16	11-17-17	AS
17	11-17-17	AS
18	11-17-17	AS
19	11-17-17	AS
20	11-17-17	AS
ENGINEER		
MIKE SMITH ENGINEERING, INC. 4 NORTH MAIN STREET LODI, CALIFORNIA 95240 PHONE: (209) 334-2332		
DESIGNER		
A.S. CANET DESIGN GROUP 8900 THORNTON RD. STE. 6 STOCKTON, CA 95209 (209) 598-6801		
OWNER / AGENT		
PROJECT MANAGER		
NAME: DATE:		
PROJECT / OWNER		
PROPOSED WAREHOUSE FOR EUROPEAN PARTS DEPOT 11560 ELKS CIRCLE RANCHO CORDOVA APN #		
Sheet Contents		
PROJ. DATA INDEX		
JOB NO.	02-17-17	
DATE	02-17-17	
DESIGNER	AS	
DRAWN	AS	
CHECKER	MSE	
Sheet Number		
CS		
1	OF	13

2
A0
SITE MAP

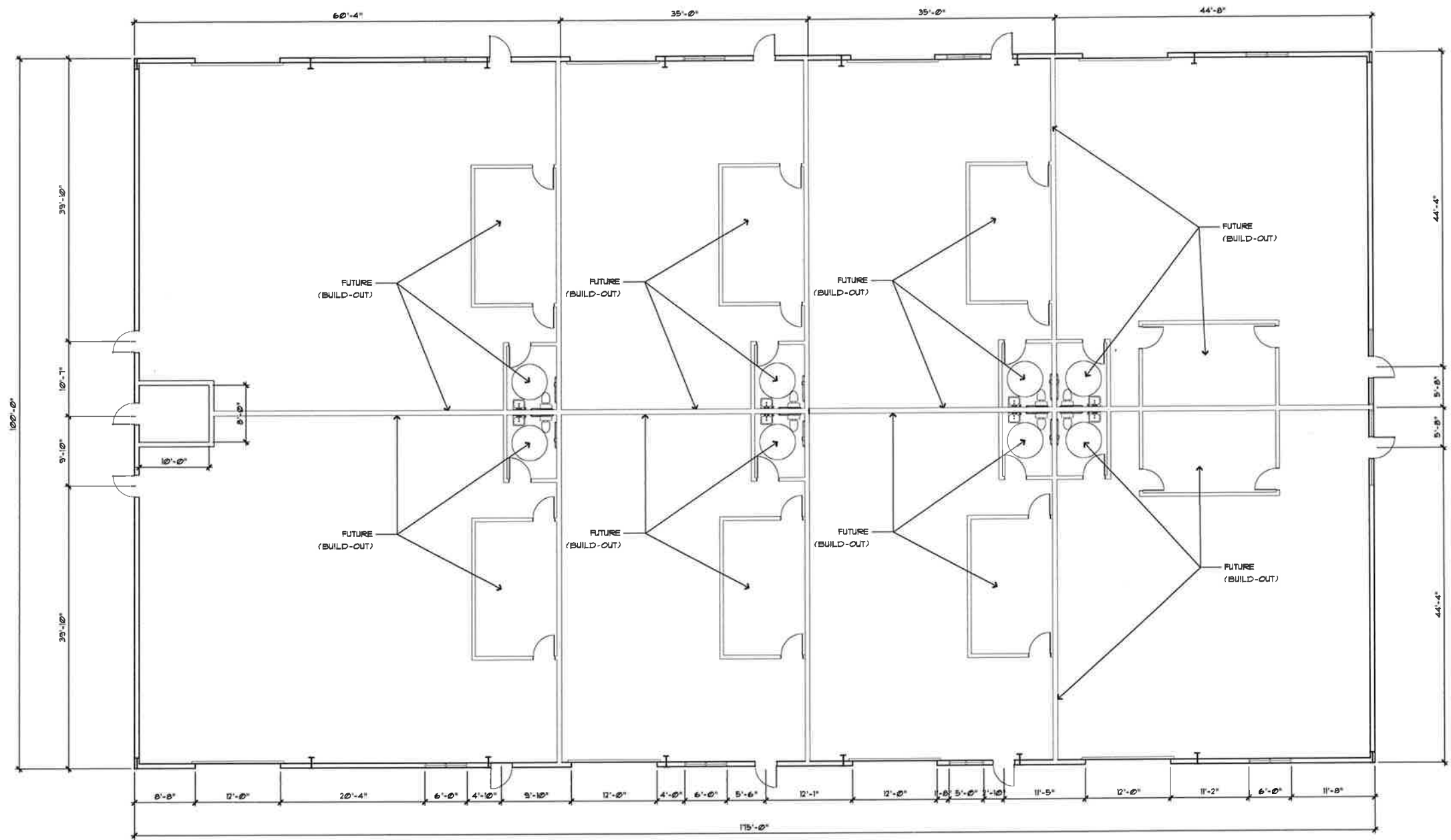


1
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SITE PLAN



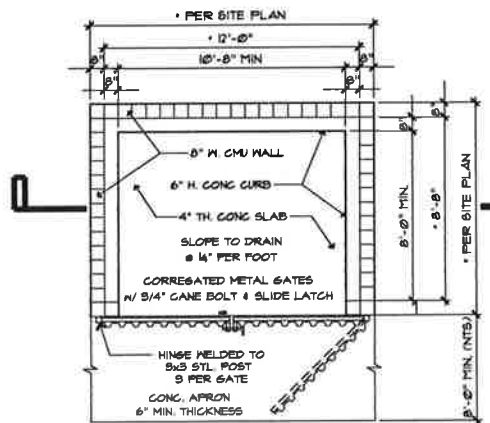
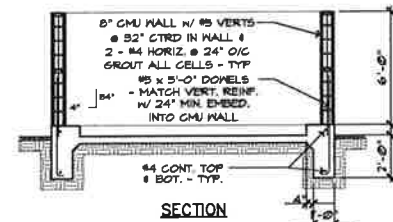
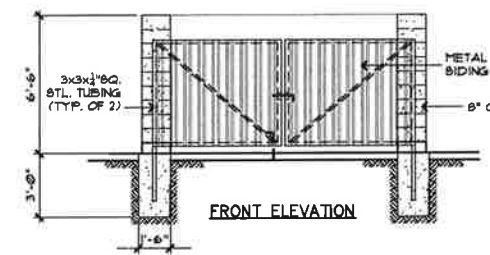
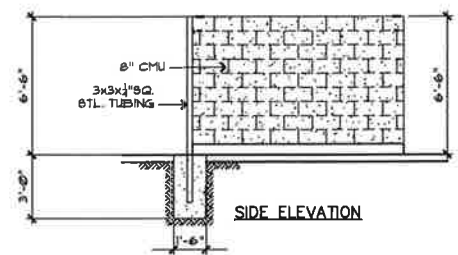
- FIRE LANE NOTES
- 1. FIRE LANES SHALL BE A MIN OF 20' CLEAR WIDTH AND 13.5 CLEAR HEIGHT
 - 2. FIRE LANE CURBS SHALL BE PAINTED RED WITH "NO PARKING" SIGN.

REVISION	DATE	BY
1	02-17-17	ABC
2	02-17-17	ABC
3	02-17-17	ABC
4	02-17-17	ABC
5	02-17-17	ABC
6	02-17-17	ABC
7	02-17-17	ABC
8	02-17-17	ABC
9	02-17-17	ABC
10	02-17-17	ABC
ENGINEER		
MIKE SMITH ENGINEERING, INC. 4 NORTH MAIN STREET LODI, CALIFORNIA 95240 PHONE (209) 334-2332		
DESIGNER		
AS CANET DESIGN GROUP 8900 THORNTON RD. STE. 6 STOCKTON, CA 95209 (209) 598-6801		
OWNER / AGENT		
PROJECT MANAGER		
PROJECT / OWNER		
PROPOSED WAREHOUSE FOR EUROPEAN PARTS DEPOT 11560 ELKS CIRCLE RANCHO CORDOVA APN #		
Sheet Contents		
SITE MAP SITE PLAN		
JOB NO.	02-17-17	
DATE	02-17-17	
DESIGNER	ABC	
DRAWN BY	ABC	
CHECKED BY	MSE	
Sheet Number		
A0		
2	13	



1 FLOOR PLAN
A1 SCALE

1/8" = 1'-0"



2 GARBAGE BIN ENCLOSURE DETAILS
A1 SCALE

1/4" = 1'-0"

NO.	REVISION	DATE	BY
1	ISSUED FOR PERMIT	02-17-17	ASC
2	REVISED	02-17-17	ASC
3	REVISED	02-17-17	ASC
4	REVISED	02-17-17	ASC
5	REVISED	02-17-17	ASC
6	REVISED	02-17-17	ASC
7	REVISED	02-17-17	ASC
8	REVISED	02-17-17	ASC
9	REVISED	02-17-17	ASC
10	REVISED	02-17-17	ASC

ENGINEER
MIKE SMITH
ENGINEERING, INC.
4 NORTH MAIN STREET
JULIA, CALIFORNIA 95021
PHONE (209) 534-2332

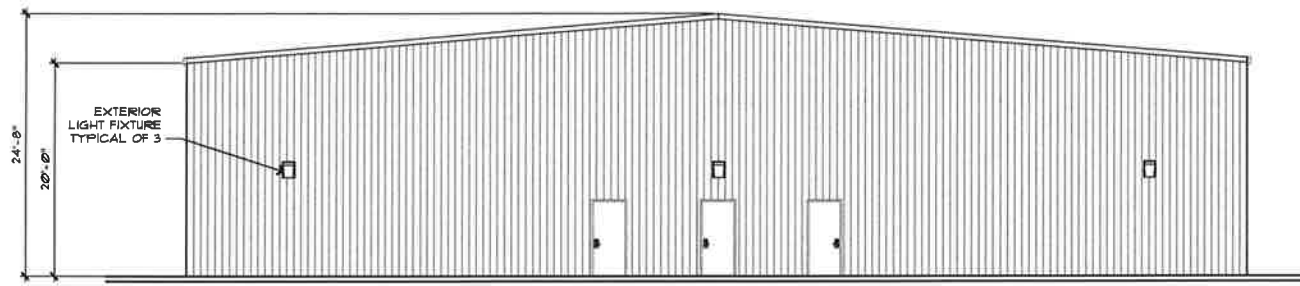
DESIGNER
AS CANET
DESIGN GROUP
8900 THORNTON RD. STE. 6
STOCKTON, CA 95209
(209) 598-6801

OWNER / AGENT
PROJECT MANAGER
DATE 3
DATE 3
PROJECT / OWNER

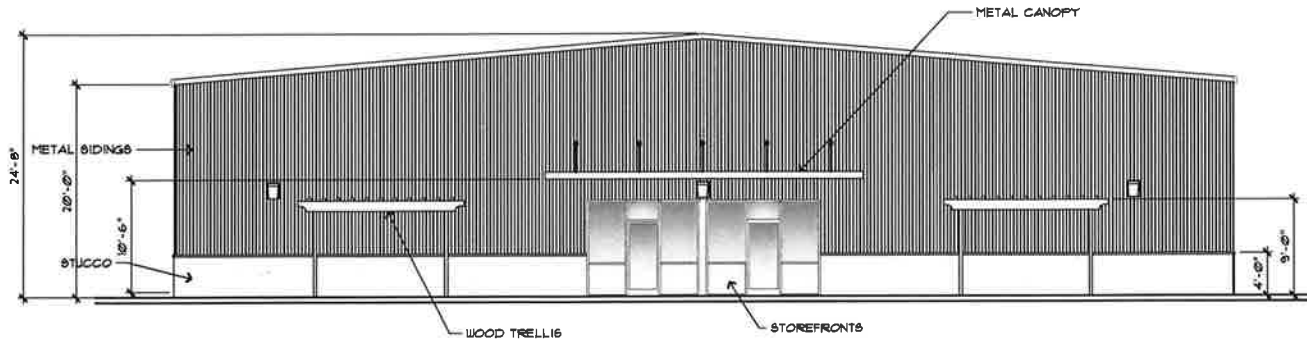
PROPOSED WAREHOUSE FOR
EUROPEAN PARTS DEPOT
11560 BLKS CIRCLE
RANCHO CORDOVA
APN #

Sheet Contents
FLOOR PLAN
FRONT ELEV.
ENCLOSURE

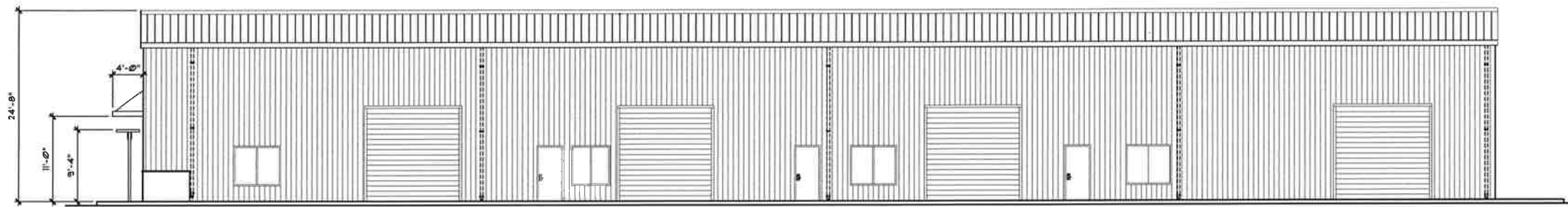
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DATE	02-17-17
DESIGNER	ASC
DRAWN BY	ASC
CHECKED	MSE
Sheet Number	A1
9	13



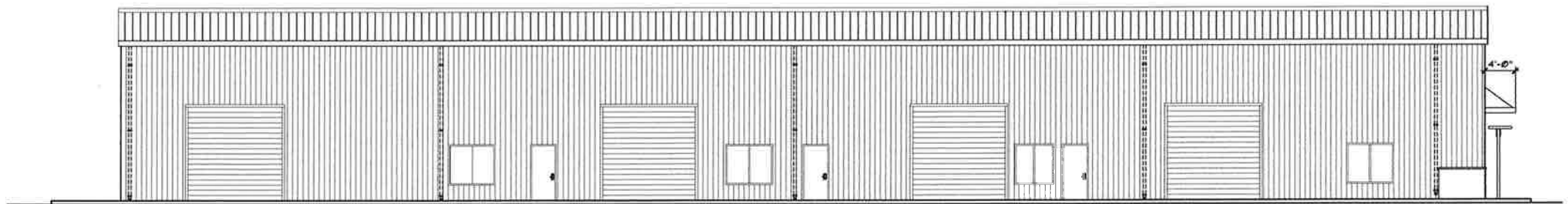
1 WEST ELEVATION
A2 SCALE 1/8" = 1'-0"



2 EAST ELEVATION (FRONT)
A2 SCALE 1/8" = 1'-0"



3 NORTH ELEVATION
A2 SCALE 1/8" = 1'-0"



4 SOUTH ELEVATION
A2 SCALE 1/8" = 1'-0"

NO.	REVISION	DATE	BY
1	ISSUED FOR PERMIT	02-17-17	ASC
2	REVISION	02-17-17	ASC
3	REVISION	02-17-17	ASC
4	REVISION	02-17-17	ASC

ENGINEER
MIKE SMITH
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PHONE (209) 334-2332

DESIGNER
AS CANET
DESIGN GROUP
8900 THURNTON RD. STE. 6
STOCKTON, CA 95209 (209) 598-6861

OWNER / AGENT
PROJECT MANAGER
[NAME] [DATE]
PROJECT / OWNER

PROPOSED WAREHOUSE FOR
EUROPEAN PARTS DEPOT
11560 ELUS CIRCLE
RANCHO CORDOVA
APN #

Sheet Contents	
EXTERIOR ELEVATIONS	
JOB NO.	
DATE	02-17-17
DESIGNER	ASC
DRAWER	ASC
CHECKER	MSF
Sheet Number	A2
4	of 4



1 WEST EXTERIOR ELEV.
A3 SCALE

3/32" = 1'-0"



2 EAST EXTERIOR ELEV.
A3 SCALE

3/32" = 1'-0"



3 NORTH EXTERIOR ELEV.
A3 SCALE

3/32" = 1'-0"



4 SOUTH EXTERIOR ELEV.
A3 SCALE

3/32" = 1'-0"

NO.	REVISION	DATE	BY
1	REVISION	8-30-17	ASC
2	REVISION	8-30-17	ASC
3	REVISION	8-30-17	ASC
4	REVISION	8-30-17	ASC
5	REVISION	8-30-17	ASC
6	REVISION	8-30-17	ASC
7	REVISION	8-30-17	ASC
8	REVISION	8-30-17	ASC
9	REVISION	8-30-17	ASC
10	REVISION	8-30-17	ASC

ENGINEER

MIKE SMITH
ENGINEERING, INC.
4 NORTH MAIN STREET
LODI, CALIFORNIA 95240
PHONE (209) 334-2332



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DESIGNER

AS CANET
DESIGN GROUP
8500 THORNTON RD. STE. 6
STOCKTON, CA 95209
(209) 598-6801

OWNER / AGENT

PROJECT MANAGER

PROJECT / OWNER

PROPOSED WAREHOUSE FOR

EUROPEAN PARTS DEPOT

11560 ELKS CIRCLE

RANCHO CORDOVA

APN #

Sheet Contents

EXTERIOR RENDERING

JOB NO.

DATE

DESIGNER

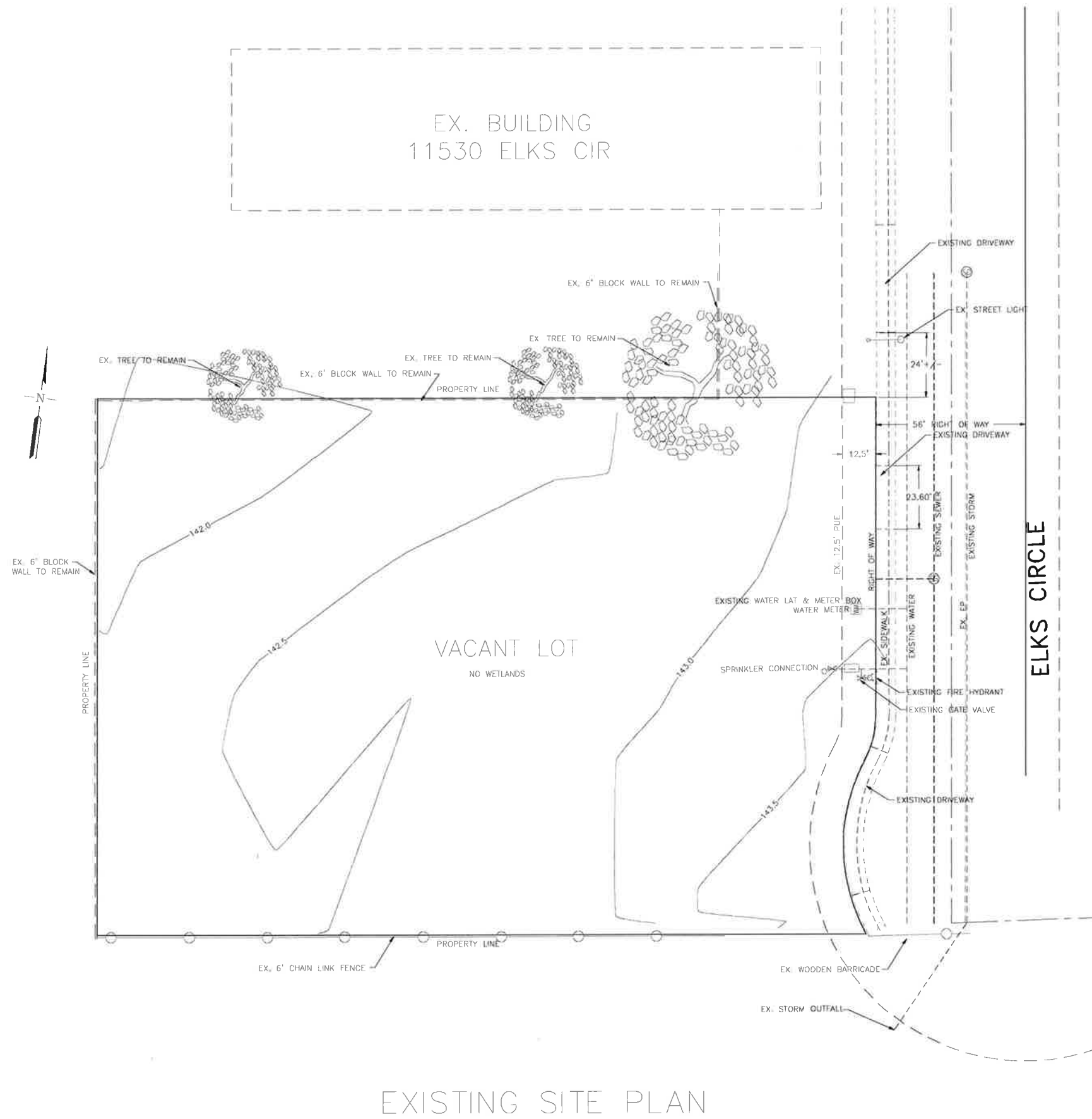
DRAWN BY

CHECKED BY

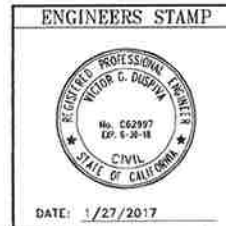
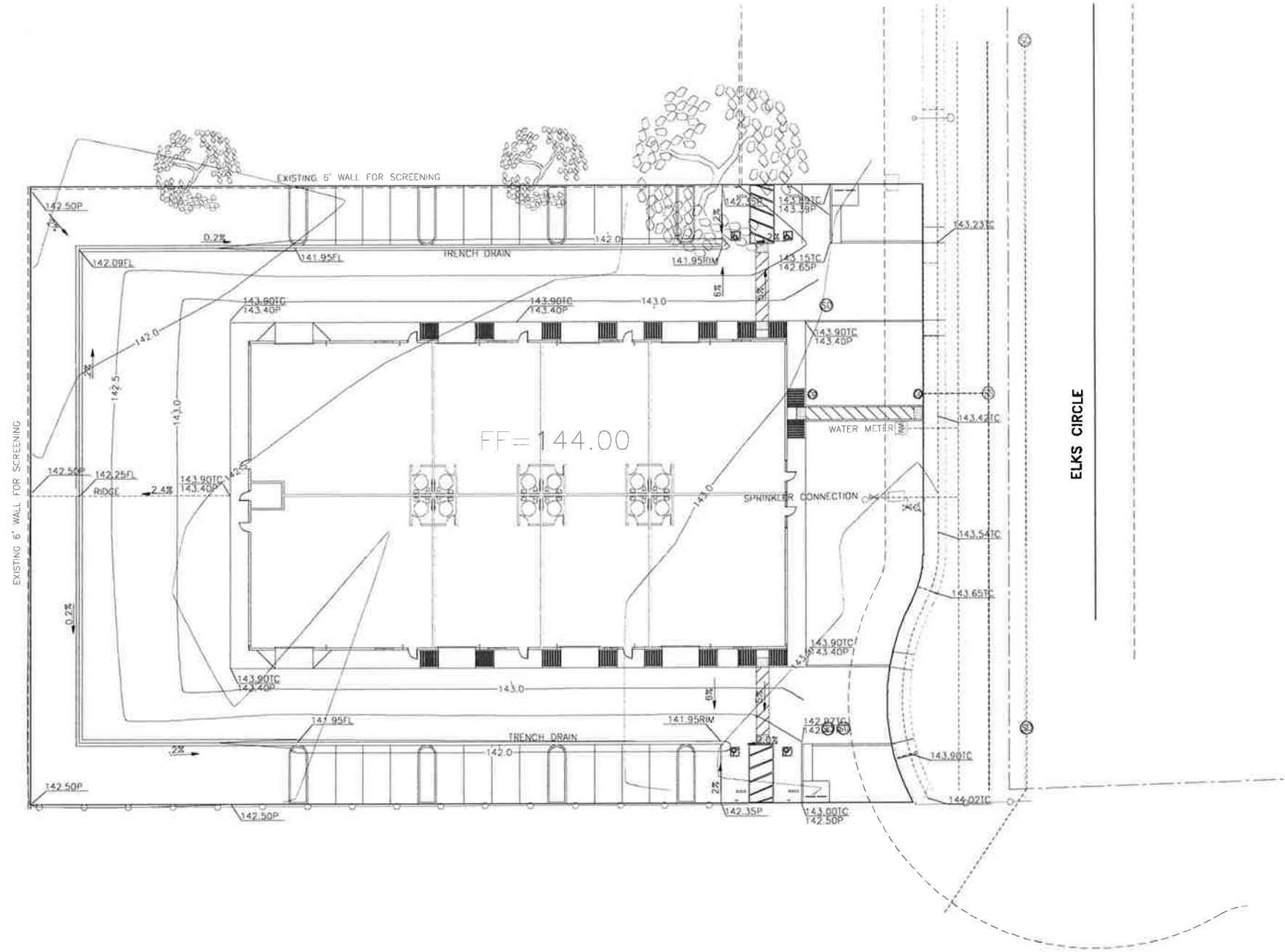
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A3

5 of 13



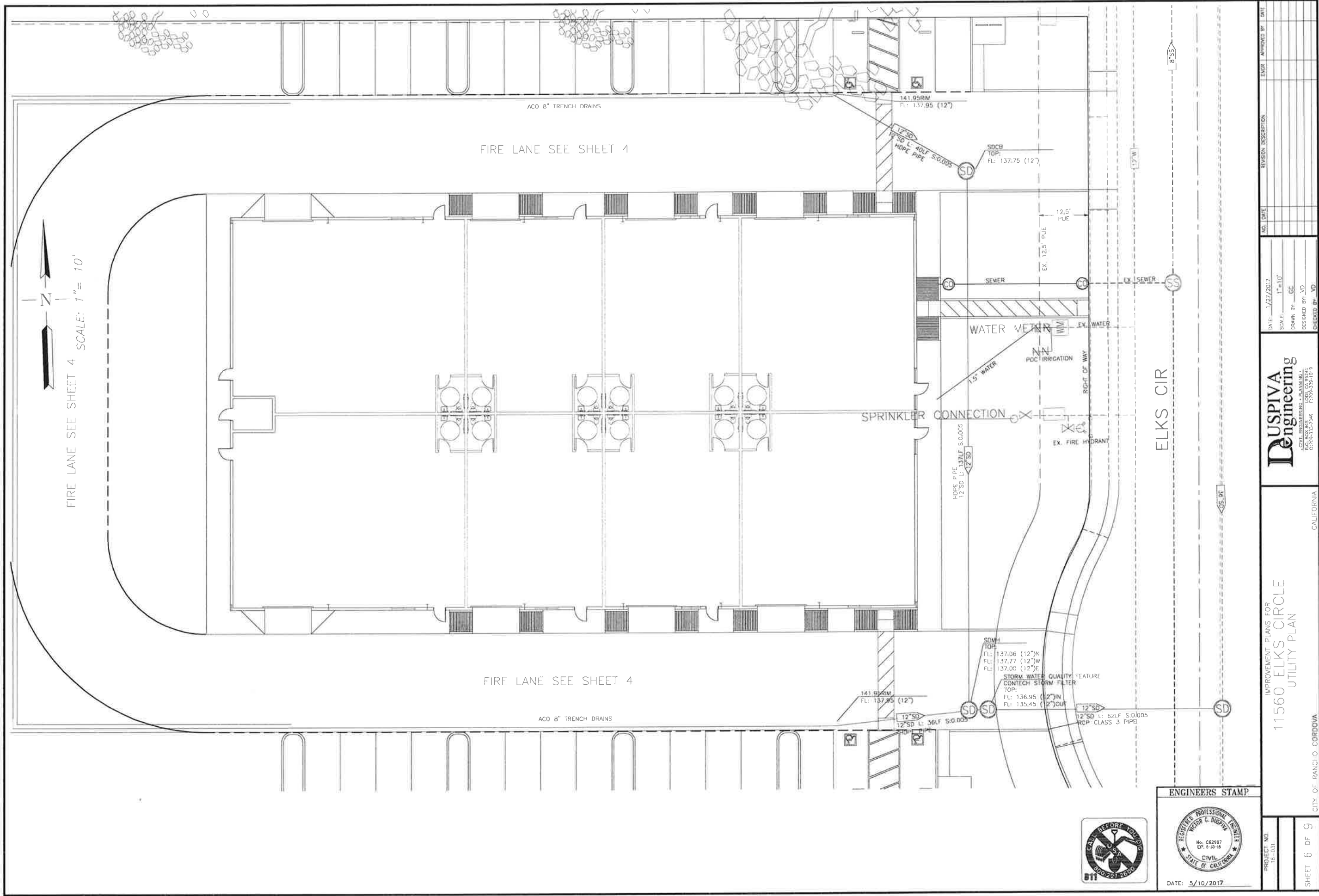


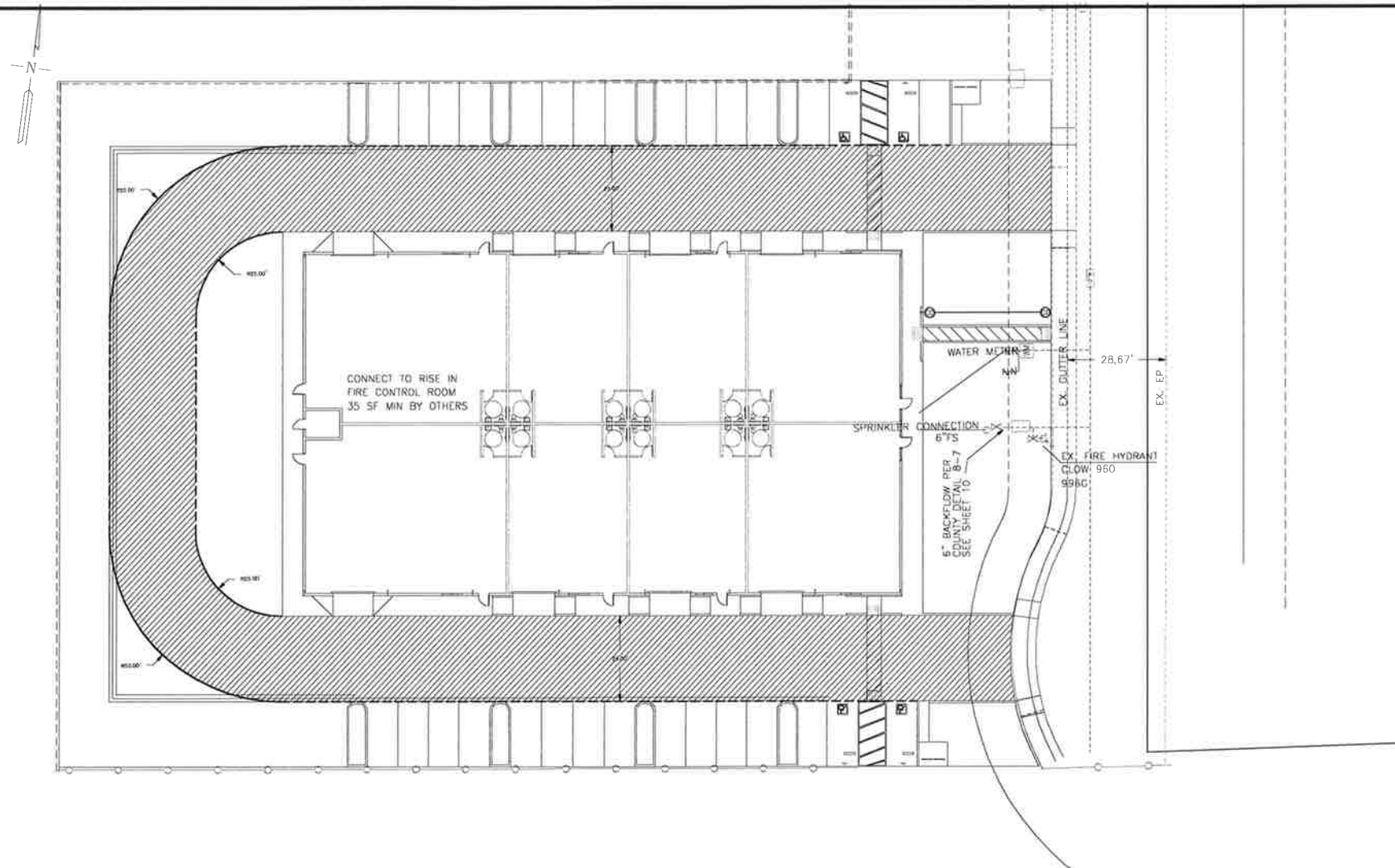


USPIVA
Engineering
• CIVIL ENGINEERING • PLANNING •
P.O. BOX 945 Lodi, CA 95211
C: 209-333-7048 F: 209-339-1019

NO.	DATE	REVISION DESCRIPTION	ENGR	APPROVED BY	DATE
DATE: 1/22/2017 SCALE: 1"=20' DRAWN BY: GC DESIGNED BY: VD CHECKED BY: VD					

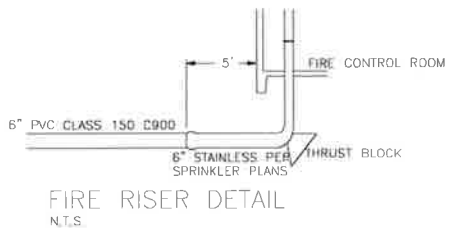
SHEET 3 OF 9
CITY OF RANCHO CORDOVA
C:\Users\vicla\Google Drive\1E-D31-EUROPEAN\DWG\SHEET 5.dwg 5/10/17 9:08am vicla





NOTE:

- 1 FIRE LANES SHALL BE A MIN. OF 20' CLEAR WIDTH AND 13.5' CLEAR HEIGHT
- 2 FIRE LANES SHALL BE DELINEATED WITH PAINTING CURBS AND OR PAINTED PAVEMENT.
- 3 TYPE OF PIPE: 6" PVC C900 CLASS 150
- 4 CONSTRUCTION TYPE: V-B
- 5 SQUARE FOOTAGE: 10,000 SF / 1 STORY
- 6 AUTO STORAGE AND DISPLAY AREA TO USE FROM PROPERTY LINE TO FIRE LANE,
FIRE LANE TO REMAIN CLEAR OF VEHICLE STORAGE AND DISPLAY.
- 7 BUILDING SHALL HAVE FIRE SPRINKLERS DESIGN OF SPRINKLERS BY OTHERS.
- 8 CBC 2013 AND CFC 2013
- 9 OCCUPANCY: B
- 10 ALL EXISTING FIRE HYDRANTS SHOWN ALONG RECYCLE ROAD ARE:
CLOW 960
996G
(2) 2.5" AND (1) 4.5"
6" DIAMETER

 FIRE ACCESS LANE[illegible][illegible][illegible]

Commonwealth Metropolitan Fire District

Commonwealth Fire Reduction District INCORPORATED 1972

115 NEWBURY STREET, SUITE 200 NEWTON, MASSACHUSETTS 02459-1000
 TEL: 617-552-3300 FAX: 617-552-3301 WWW.CMFRD.COM

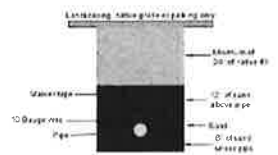
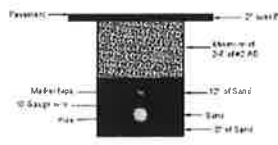
Logo: 
 Name: **Metropolitan Fire District**
 Address: **115 Newbury Street, Suite 200, Newton, MA 02459-1000**

LICENSING AND INSURANCE INFORMATION

INSURANCE INFORMATION

Insurance Broker: Phoenix Fire & Service, Inc.
 1000 State Street, Suite 200 Boston, MA 02109 Tel: 617-552-3300 Fax: 617-552-3301
 Email: info@cmfrd.com Website: www.cmfrd.com

- Uninsured protection is made available pursuant to MGLA 26A, Standard for the Installation of Private Fire Service Mains and their Appurtenances and the approved plan provided by a licensed engineering firm with appropriate insurance. The designated fire service installation contract is filed with the commonwealth and provides a schematic drawing showing the entire fire protection system, including the fire insurance coverage and the fire service installation and a plan for the fire service installation. A check with the fire service installation is to be used on the plan.
- Planing compliance for fire service installation is the FVC 2000, Class 100, 200, 300, 400, 500, 600, 700, 800, 900, 1000, 1100, 1200, 1300, 1400, 1500, 1600, 1700, 1800, 1900, 2000, 2100, 2200, 2300, 2400, 2500, 2600, 2700, 2800, 2900, 3000, 3100, 3200, 3300, 3400, 3500, 3600, 3700, 3800, 3900, 4000, 4100, 4200, 4300, 4400, 4500, 4600, 4700, 4800, 4900, 5000, 5100, 5200, 5300, 5400, 5500, 5600, 5700, 5800, 5900, 6000, 6100, 6200, 6300, 6400, 6500, 6600, 6700, 6800, 6900, 7000, 7100, 7200, 7300, 7400, 7500, 7600, 7700, 7800, 7900, 8000, 8100, 8200, 8300, 8400, 8500, 8600, 8700, 8800, 8900, 9000, 9100, 9200, 9300, 9400, 9500, 9600, 9700, 9800, 9900, 10000, 10100, 10200, 10300, 10400, 10500, 10600, 10700, 10800, 10900, 11000, 11100, 11200, 11300, 11400, 11500, 11600, 11700, 11800, 11900, 12000, 12100, 12200, 12300, 12400, 12500, 12600, 12700, 12800, 12900, 13000, 13100, 13200, 13300, 13400, 13500, 13600, 13700, 13800, 13900, 14000, 14100, 14200, 14300, 14400, 14500, 14600, 14700, 14800, 14900, 15000, 15100, 15200, 15300, 15400, 15500, 15600, 15700, 15800, 15900, 16000, 16100, 16200, 16300, 16400, 16500, 16600, 16700, 16800, 16900, 17000, 17100, 17200, 17300, 17400, 17500, 17600, 17700, 17800, 17900, 18000, 18100, 18200, 18300, 18400, 18500, 18600, 18700, 18800, 18900, 19000, 19100, 19200, 19300, 19400, 19500, 19600, 19700, 19800, 19900, 20000, 20100, 20200, 20300, 20400, 20500, 20600, 20700, 20800, 20900, 21000, 21100, 21200, 21300, 21400, 21500, 21600, 21700, 21800, 21900, 22000, 22100, 22200, 22300, 22400, 22500, 22600, 22700, 22800, 22900, 23000, 23100, 23200, 23300, 23400, 23500, 23600, 23700, 23800, 23900, 24000, 24100, 24200, 24300, 24400, 24500, 24600, 24700, 24800, 24900, 25000, 25100, 25200, 25300, 25400, 25500, 25600, 25700, 25800, 25900, 26000, 26100, 26200, 26300, 26400, 26500, 26600, 26700, 26800, 26900, 27000, 27100, 27200, 27300, 27400, 27500, 27600, 27700, 27800, 27900, 28000, 28100, 28200, 28300, 28400, 28500, 28600, 28700, 28800, 28900, 29000, 29100, 29200, 29300, 29400, 29500, 29600, 29700, 29800, 29900, 30000, 30100, 30200, 30300, 30400, 30500, 30600, 30700, 30800, 30900, 31000, 31100, 31200, 31300, 31400, 31500, 31600, 31700, 31800, 31900, 32000, 32100, 32200, 32300, 32400, 32500, 32600, 32700, 32800, 32900, 33000, 33100, 33200, 33300, 33400, 33500, 33600, 33700, 33800, 33900, 34000, 34100, 34200, 34300, 34400, 34500, 34600, 34700, 34800, 34900, 35000, 35100, 35200, 35300, 35400, 35500, 35600, 35700, 35800, 35900, 36000, 36100, 36200, 36300, 36400, 36500, 36600, 36700, 36800, 36900, 37000, 37100, 37200, 37300, 37400, 37500, 37600, 37700, 37800, 37900, 38000, 38100, 38200, 38300, 38400, 38500, 38600, 38700, 38800, 38900, 39000, 39100, 39200, 39300, 39400, 39500, 39600, 39700, 39800, 39900, 40000, 40100, 40200, 40300, 40400, 40500, 40600, 40700, 40800, 40900, 41000, 41100, 41200, 41300, 41400, 41500, 41600, 41700, 41800, 41900, 42000, 42100, 42200, 42300, 42400, 42500, 42600, 42700, 42800, 42900, 43000, 43100, 43200, 43300, 43400, 43500, 43600, 43700, 43800, 43900, 44000, 44100, 44200, 44300, 44400, 44500, 44600, 44700, 44800, 44900, 45000, 45100, 45200, 45300, 45400, 45500, 45600, 45700, 45800, 45900, 46000, 46100, 46200, 46300, 46400, 46500, 46600, 46700, 46800, 46900, 47000, 47100, 47200, 47300, 47400, 47500, 47600, 47700, 47800, 47900, 48000, 48100, 48200, 48300, 48400, 48500, 48600, 48700, 48800, 48900, 49000, 49100, 49200, 49300, 49400, 49500, 49600, 49700, 49800, 49900, 50000, 50100, 50200, 50300, 50400, 50500, 50600, 50700, 50800, 50900, 51000, 51100, 51200, 51300, 51400, 51500, 5

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ENGINEERS STAMP

REGISTERED PROFESSIONAL ENGINEER
WESLEY G. DUSTIN
No. C62997
Exp. 6-30-18
CIVIL
STATE OF CALIFORNIA

DATE: 5/10/2017

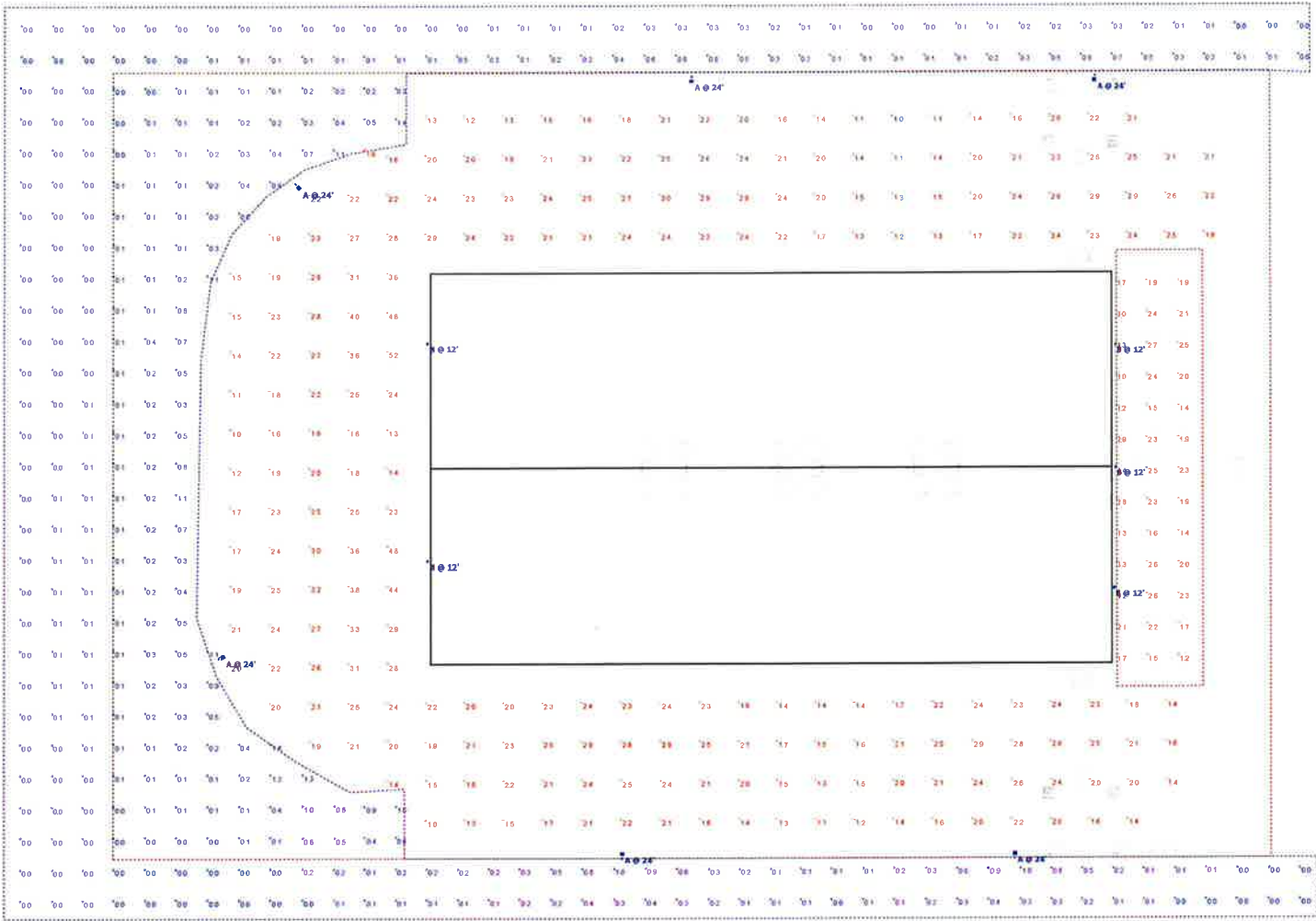
IMPROVEMENT PLANS FOR
11560 ELKS CIRCLE
FIRE LINE AND ACCESS PLAN

CITY OF RANCHO CORDOVA

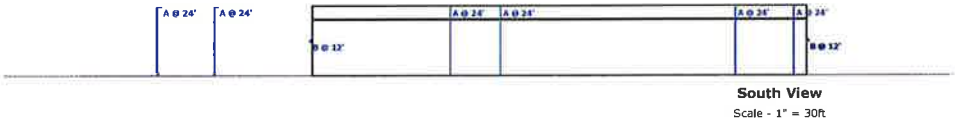
CALIFORNIA

PROJECT NO.
16-031

SHEET 7 OF 9



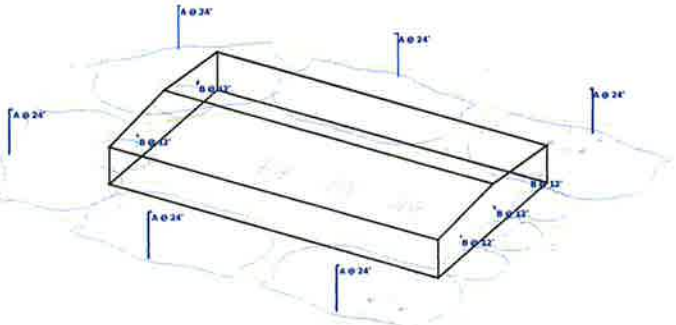
Plan View
Scale - 1" = 20'



South View
Scale - 1" = 30'

Schedule							
Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp
	A	1	CSX1 LED 40K 700 40K TETM HS	CONTOUR SERIES LED AREA LUMINAIRE WITH 60 4000K LEDS OPERATED AT 700mA AND PRECISION MOLDED ACRYLIC FORWARD THROW LENS WITH HOUSE SIDE SHIELD	LED	1	12082
	B	5	TWR1 LED 2 50K MVOLT	3500lm TWR1 LED WALLPACK	LED	2	17602

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Entrance	+	2.3 fc	4.4 fc	1.2 fc	3.7:1	1.9:1
Parking	+	2.1 fc	5.2 fc	1.0 fc	5.2:1	2.1:1
Perimeter	X	0.2 fc	1.6 fc	0.0 fc	N/A	N/A

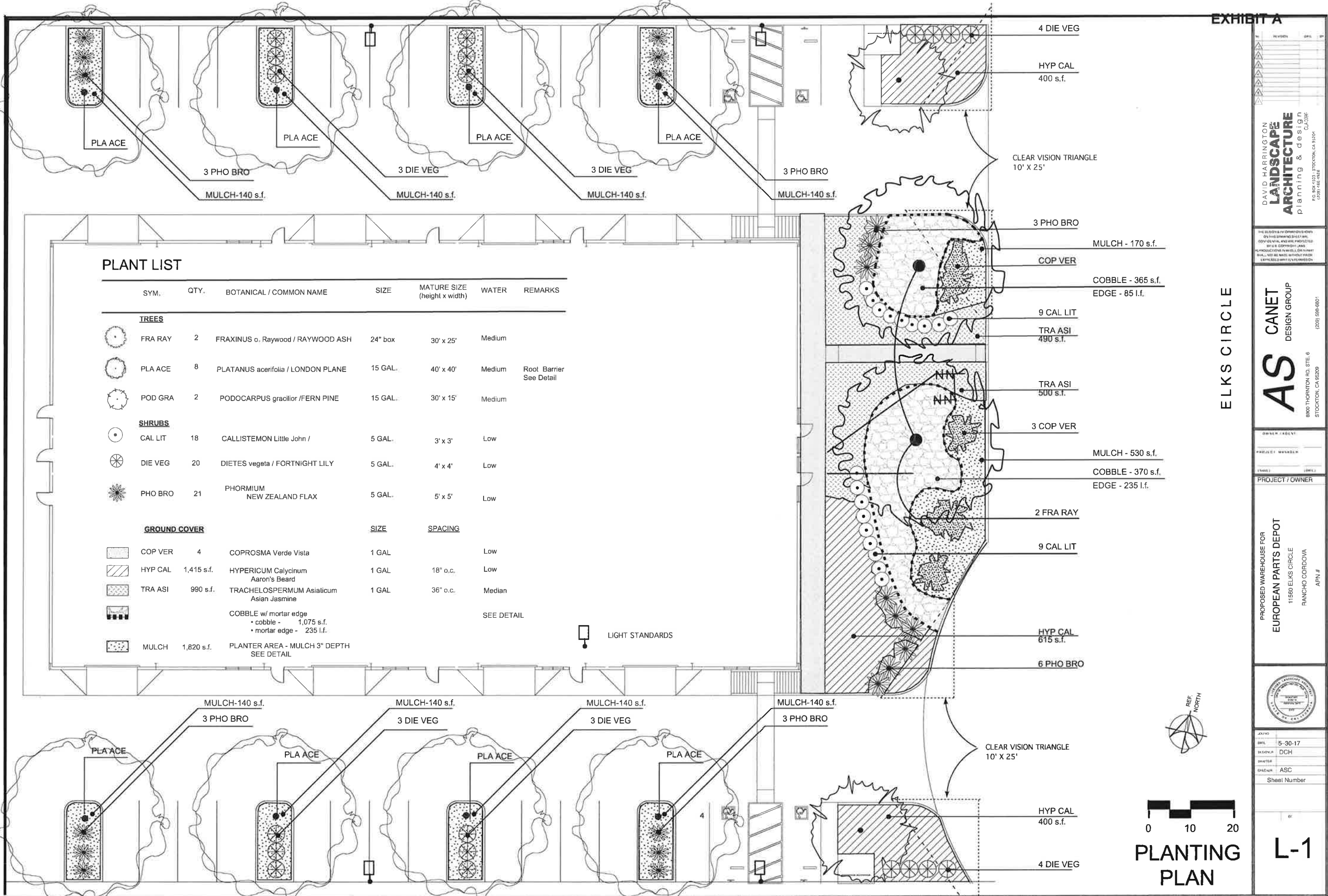


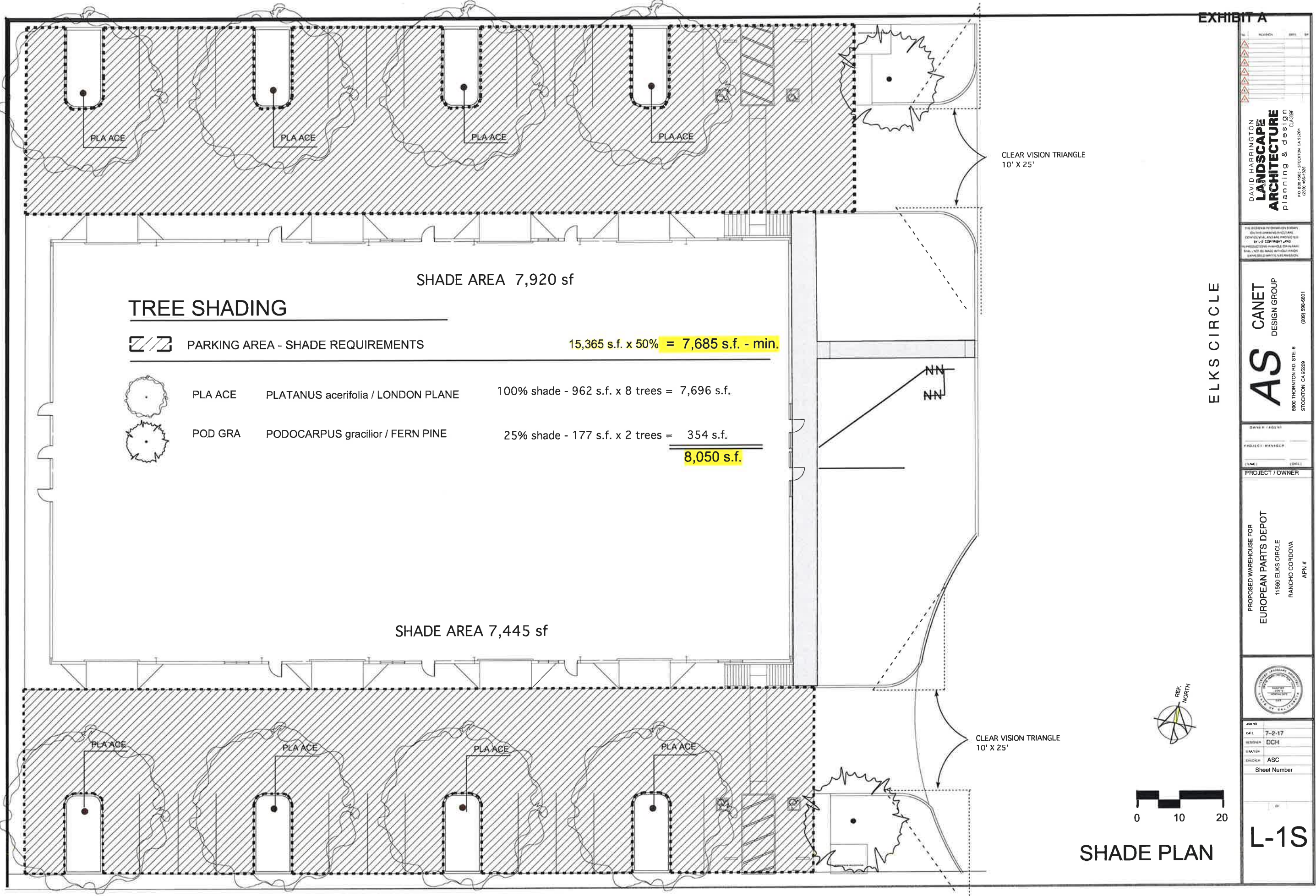
South East View



LEGEND	
	WALL MOUNT LIGHT FIXTURE LED
	POLE MOUNT LIGHT FIXTURE LED

	REVISION	DATE	BY
A	DESIGN BY BUTLER	8-30-71	NCL
B	CHECKED BY BUTLER	9-1-71	NCL
C	DRAWN BY BUTLER		
D			
E			
F			
G			
H			
I			
J			
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L			
M			
N			
O			
P			
Q			
R			
S			
T			
U			
V			
W			
X			
Y			
Z			
ENGINEER			
MIKE SMITH ENGINEERING, INC. 4 NORTH MAIN STREET LODI, CALIFORNIA 95240 PHONE (209) 354-2332			
			
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CANET DESIGN GROUP AS 8900 THURNTON RD., STE. 6 STOCKTON, CA 95209 (209) 598-6801			
OWNER / AGENT			
PROJECT MANAGER			
(SHEET #)		(DATE)	
PROJECT / OWNER			
PROPOSED WAREHOUSE FOR EUROPEAN PARTS DEPOT 11560 ELKS CIRCLE RANCHO CORDOVA APN #			
Sheet Contents			
EXTERIOR LIGHTING			
JOB NO.			
DATE: 02-17-17			
DESIGNER: ASC			
DRAWN BY: ASC			
CHECKED: MSE			
Sheet Number			
EO			
10 OF 13			





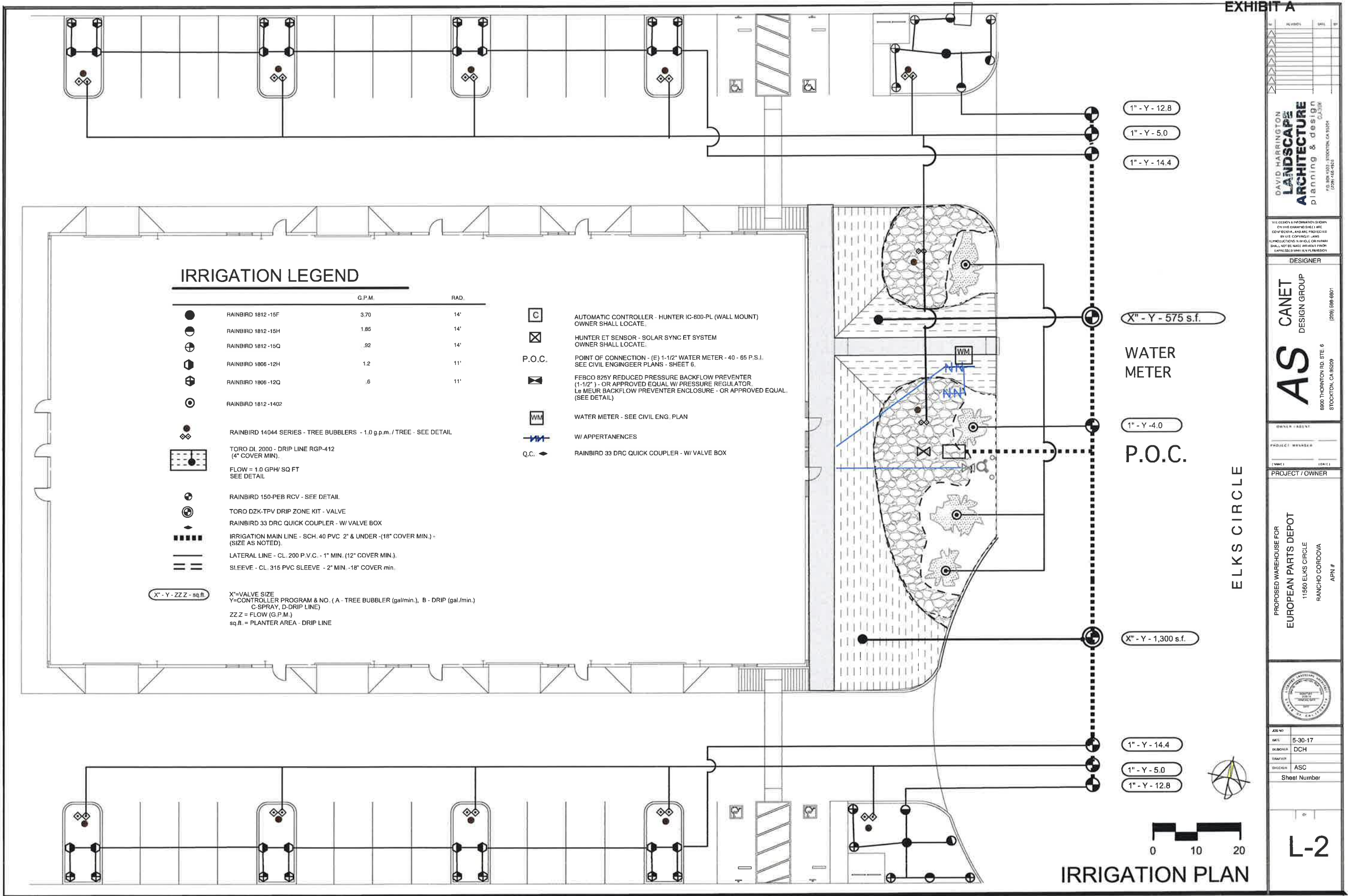


EXHIBIT A

DAVID HARRINGTON
LANDSCAPE
ARCHITECTURE
planning & design
P.O. BOX 1003 - STOCKTON, CA 95204
(209) 468-4600

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DESIGNER

OWNER / AGENT

PROJECT / MANAGER

PROJECT / OWNER

PROPOSED WAREHOUSE FOR
EUROPEAN PARTS DEPOT
11560 ELKS CIRCLE
RANCHO CORDOVA
APN #

AS
CANET
DESIGN GROUP
8800 THORNTON RD. STE. 6
STOCKTON, CA 95209
(209) 556-6801

APPROVED

DATE: 5-30-17

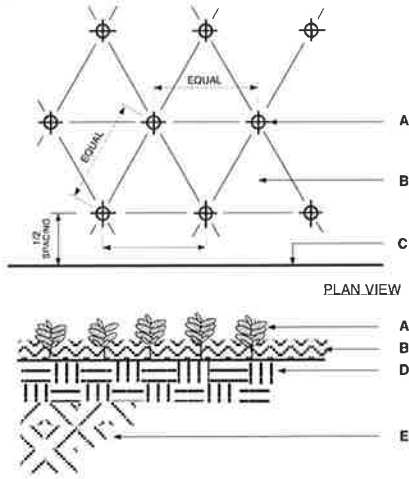
DRAWN BY: DCH

CHECKED BY: ASC

SHEET NUMBER

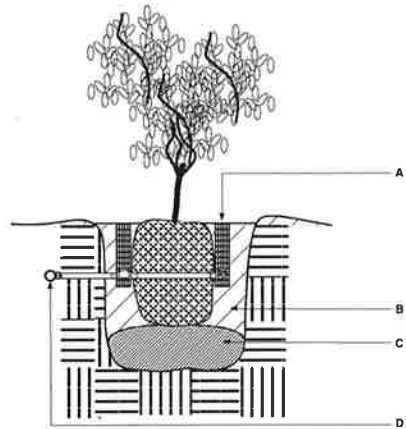
L-2

100



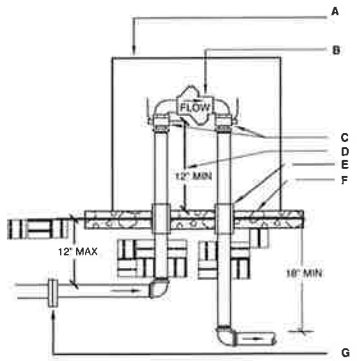
- LEGEND**
- A) **TRIANGULAR ON-CENTER SPACING** (SEE PLANTING LIST LEGEND).
 - B) MULCH - 3" DEPTH - SHREDDED BARK, "WALK-ON BARK" WITH 1/4" to 1-1/2" PARTICLE SIZE. CONTRACTOR SHALL SUBMIT SAMPLE.
 - C) WALKWAY OR EDGE OF GROUND COVER PLANTING.
 - D) ROTOTILL 3" LAYER OF AMENDMENTS INTO TOP 6" OF SOIL.
 - E) SUBGRADE - RIP OR SCARIFY TOP 12".

GROUND COVER PLANTING
N.T.S.



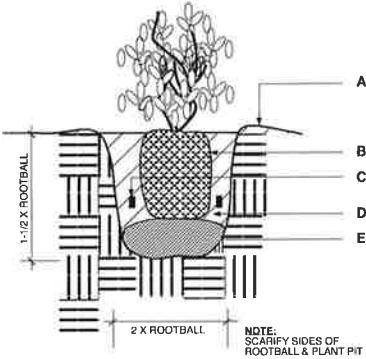
- LEGEND**
- A) BUBBLER - RAINBIRD 1402 SERIES. PLACE 1/2 THE DISTANCE OR LESS BETWEEN TRUNK AND DRIP LINE. THE TOP SHALL BE LEVEL WITH THE SOIL. COVER WITH BARK MULCH.
 - B) BACKFILL MIX
 - C) SOIL PEDESTAL - (PUDDLE & SETTLE) TO SET SHRUB AT FINISH GRADE
 - D) LATERAL LINE - CLASS 200 P.V.C.

TREE BUBBLER DETAIL
N.T.S.



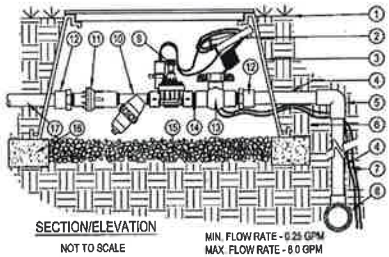
- LEGEND**
- A) STRONGBOX ENCLOSURE OR APPROVED EQUAL.
 - B) REDUCED PRESSURE BACKFLOW PREVENTER FEBCO 825YA OR EQUAL.
 - C) SHUT-OFF VALVES (2).
 - D) 12" MIN. CLEARANCE ON TEST PETCOCK SIDE.
 - E) SLEEVE, SCH. 40 P. V. C.
 - F) CONCRETE PAD
 - G) FLANGE - OPTIONAL.

REDUCED PRESSURE BACKFLOW
N.T.S.



- LEGEND**
- A) WATERBASIN - 4"- 6" HIGH ABOVE SOIL LEVEL
 - B) ROOTBALL - SET TOP AT 1-1/2" ABOVE FINISH GRADE
 - C) GRO-POWER PLANT TABLETS
 - D) BACKFILL MIX
 - E) SOIL PEDESTAL - (PUDDLE & SETTLE) TO SET SHRUB AT FINISH GRADE

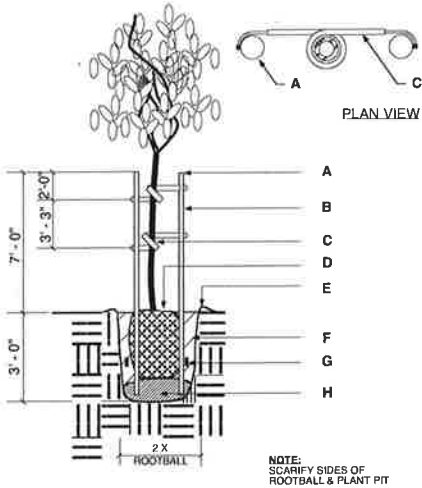
SHRUB PLANTING DETAIL
N.T.S.



- LEGEND**
- 1. FINISH GRADE.
 - 2. CONTROL WIRES WITH 36" SERVICE COIL AND WATER PROOF WIRE CONNECTIONS, DBY OR EQUAL.
 - 3. RECTANGULAR PLASTIC VALVE BOX, HEAT BRAND STATION NUMBER ON LID IN 2" HIGH CHARACTERS.
 - 4. PVC MAINLINE PER SPECIFICATIONS (LENGTH AS REQUIRED).
 - 5. SCH 40 PVC ELL (9x5).
 - 6. NATIVE SOIL PER SPECIFICATIONS
 - 7. CONTROL WIRES TO CONTROLLER.
 - 8. PVC MAINLINE FITTING.
 - 9. TORO TPV-100 INLINE VALVE (*)
 - 10. TORO 150 MESH Y-FILTER (*)
 - 11. TORO 25 PSI LOW FLOW PRESSURE REGULATOR (*)
 - 12. SCH 40 PVC MALE ADAPTER.
 - 13. SCH 40 PVC BALL VALVE (*)
 - 14. SCH 90 PVC CLOSE NIPPLE (*)
 - 15. PEA GRAVEL SUMP, MINIMUM 6" DEEP.
 - 16. BRICK SUPPORTS (4 COMMON BRICKS REQUIRED)
 - 17. LATERAL LINE TO DRIP SYSTEM. (*) PARTS IN DRIP ZONE KIT.

- NOTES:**
- 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 - 2. DO NOT SCALE DRAWINGS.
 - 3. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 065-190C.

TORO DRIP ZONE KIT
DZK-TPV-14F



- LEGEND**
- A) CUT OFF TOP SECTION OF STAKE DAMAGED BY HAMMERING.
 - B) USE 2" X 10' STAKES.
 - C) USE V.I.T. TWIST BRACE TO 24" (NAIL BRACKET STYLE) OR APPROVED EQUAL.
 - D) SET CROWN OF ROOT, BALL 1" ABOVE FINISH GRADE.
 - E) PROVIDE BASIN FOR ALL TREES NOT IN TURF AREAS.
 - F) BACKFILL MIX
 - G) GRO-POWER PLANT TABLETS
 - H) SOIL PEDESTAL - (PUDDLE & SETTLE) TO SET TREE AT FINISH GRADE.

TREE PLANTING & STAKING DETAIL
N.T.S.

LEGEND

- 1. PVC LATERAL LINE FROM DRIP ZONE KIT.
- 2. TORO DL2000 AIR/VACUUM RELIEF VALVE (YD-500-34) PLUMBED TO PVC FLUSH MANIFOLD AT HIGH POINT.
- 3. PVC FLUSH MANIFOLD.
- 4. INLINE SPRING CHECK VALVE (JV500-S2) TO HELP CONTROL LOW-HEAD DRAINAGE (TYP).
- 5. TORO DL2000 AIR/VACUUM RELIEF VALVE (FCH-H-FIT) PLUMBED TO PVC FLUSH MANIFOLD JUST BELOW EACH CHECK VALVE (TYP).
- 6. TORO DL2000 DRIPLINE LATERAL (RGP-XXX-XX).
- 7. PVC SUPPLY MANIFOLD.
- 8. TORO DL2000 MANIFOLD-TO-ELBOW CONNECTION (TYP).
- 9. PERIMETER LATERALS 2" TO 4" FROM EDGE.
- 10. AREA PERIMETER.
- 11. TORO DL2000 OPERATION INDICATOR (DL-MP9), OPTIONAL.
- 12. TORO DL2000 AUTOMATIC FLUSH VALVE (FCH-H-FIT) PLUMBED TO FLUSH MANIFOLD AT LOW POINT.

LATERAL LINES SHALL BE 12" O.C.

NOTE:
THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE SHALL NOT EXCEED THE MAXIMUM RUN LENGTH. SEE TORO SUBSURFACE IRRIGATION DESIGN GUIDE (FORM #ALT111).

- NOTES:**
- 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 - 2. DO NOT SCALE DRAWINGS.
 - 3. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 065-108.

DL2000®
SLOPE LAYOUT

DL 2000® SERIES PC DRIPLINE BIDDING SPECIFICATIONS

The drip tubing shall be a pre-bonded emitter type with each emitter having dual discharge ports on opposing sides of the tubing. The drip tubing shall be black in color, with a red stripe, and consist of nominal-sized, linear low-density 5/8" (15.8mm) polyethylene with an outside diameter (O.D.) of approximately .710" (18mm) and an inside diameter (I.D.) of approximately .620" (16mm).

The tubing shall have the emitters spaced every (12" or 18") inches and with flow rates of (0.53 or 1.06) gallons per hour (GPH). The emitters shall be continuously self-flushing and pressure-compensating. They shall incorporate a circular silicon rubber disk designed to flush at low pressure during startup, during the irrigation cycle if the emitter begins to clog, and as pressure drops during shut-down to inhibit debris collection within the critical flow path of the emitter. The emitters shall have a Coefficient of Variation (Cv) ≤ 5% and a Flow Exponent of 0.05 to assure efficient performance.

The drip tubing with emitters shall be manufactured with ROOTGUARD® technology and be warranted against root intrusion for seven (7) years. The emitters themselves shall be molded with a material blend that includes a polyethylene resin and a polymeric base infused with the pre-emergent Treflan®. The polymeric base shall assure a long-term, controlled release of Treflan in such small quantities that a non-toxic condition is maintained while preventing root intrusion into the emitter's outlets. Further, the emitters shall be manufactured under one or more of the following ROOTGUARD® patent numbers: USA: 5116414; Greece: 860665; Spain: 8801569; South Africa: 8601133; Italy: 1191544; Australia: 8654113; France: 2581833; U.K.: 2174884.

The drip tubing shall be model number DL 2000 and shall be manufactured by The Toro Company, Irrigation Division, Riverside, California, USA.

Performance Specifications

- Minimum operating pressure: 5 psi (0.20 Bar)
- Maximum operating pressure: 60 psi (4.0 Bar)
- Coefficient of variance (Cv):
 - Pressure-compensating: < .05
- Emitter outlet: Dual/opposing
- Emitter flow:
 - RGX-2XX-XX 0.53 GPH (2 LPH)
 - RGX-4XX-XX 1.02 GPH (4 LPH)
- Emitter spacing:
 - RGX-X12-XX 12" (30cm)
 - RGX-X18-XX 18" (45cm)

PLANTING & IRRIGATION DETAILS

DAVID HARRINGTON
LANDSCAPE ARCHITECTURE
planning & design
P.O. BOX 1403 STOCKTON, CA 95204
(209) 966-9536

THE DESIGNER'S INFORMATION ON SHEET
ON THE DRAWING SHEET AND
CONTRACTOR'S INFORMATION ON SHEET
SHALL BE THE BASIS FOR THE PROJECT.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR
OBTAINING ALL NECESSARY PERMITS AND
APPROVALS FROM THE APPROPRIATE AGENCIES.

DESIGNER

CANET DESIGN GROUP

AS
8800 THORNTON RD. STE. 6
STOCKTON, CA 95208

OWNER / CLIENT

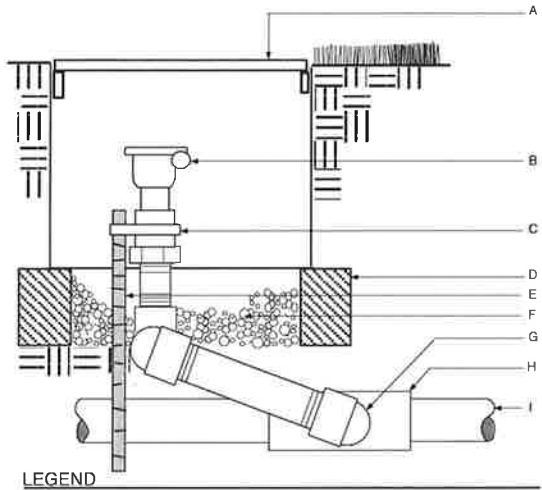
PROJECT MANAGER

PROJECT / OWNER

PROPOSED WAREHOUSE FOR
EUROPEAN PARTS DEPOT
11560 ELKS CIRCLE
RANCHO CORDOVA
APN #



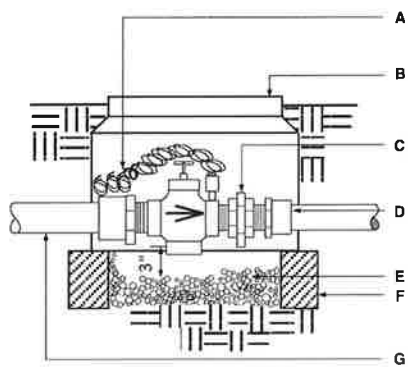
JOB NO.
DATE: 5-30-17
DESIGNER: DCH
DRAWN BY: DCH
CHECKED: ASC
Sheet Number



LEGEND

- A) PLASTIC VALVE BOX W/ LOCK BOLT SET FLUSH IN LAWN - SET 2" ABOVE FINISH GRADE IN SHRUB AREA
- B) QUICK COUPLING VALVE
- C) STAINLESS STEEL CLAMP
- D) SUPPORT BRICKS (2)
- E) #4 REBAR STAKE (18" LENGTH)
- F) PEA GRAVEL - 4" DEEP BELOW Q.C.V.
- G) SINGLE MARLEX STREET ELL.
- H) TEE - SCH. 80 P.V.C.
- I) MAIN LINE - SCH. 40 P.V.C.

QUICK COUPLER VALVE

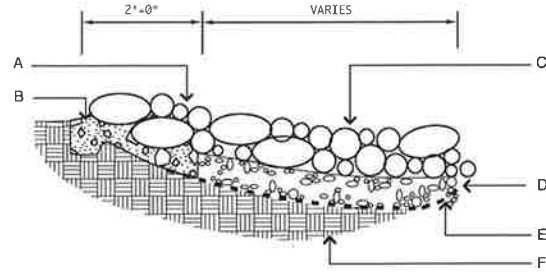


LEGEND

- A) CONTROL WIRES WITH LOOPS - 36" EXTRA WIRE FOR MAINTENANCE
- B) PLASTIC VALVE BOX W/ BOLT-DOWN LID SET 2" ABOVE FINISH GRADE.
- C) UNION (SCH. 80)
- D) ADAPTER
- E) PEA GRAVEL BED
- F) BRICK SUPPORTS
- G) MAIN LINE

REMOTE CONTROL VALVE - TREE BUBBLERS

N.T.S.



LEGEND

- A) MORTARED COBBLE EDGE
- B) MORTAR BASE - 4" DEEP, 2' WIDE
- C) LOOSE COBBLE BLANKET - MIN. 6" LAYER
- D) AGGREGATE BASE - SEPTIC ROCK @ 1-1/2" - MIN. 4" LAYER
- E) GEOTEXTILE WOVEN FABRIC - TURN UP AT EDGES
- F) SUBSOIL

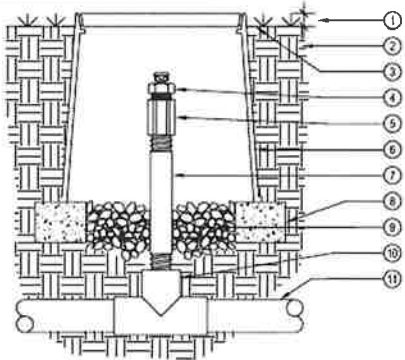
COBBLE MULCH with MORTARED EDGE

N.T.S.

LEGEND

- 1. 1" ABOVE FINISH GRADE.
- 2. FINISH GRADE.
- 3. 6" ROUND PLASTIC VALVE BOX, HEAT BRAND "AR" ON LID IN 1" HIGH CHARACTERS.
- 4. TORO DL2000 AIR/VACUUM RELIEF VALVE (FD-608-34).
- 5. TORO LOC-42E X 1/2" FPT TEE (FIT16).
- 6. TORO DL2000 TUBING (RGP-XK-100) OR TORO BLUE STRIPE POLY TUBING (B10164S-100) AIR-RELIEF LATERAL.
- 7. PEA GRAVEL SUMP (8" DEEP).
- 8. BRICK SUPPORTS (2 COMMON BRICKS REQUIRED).
- 9. NATIVE SOIL PER SPECIFICATIONS.

NOTE: USE ONE AIR/RELIEF VALVE FOR EVERY 7 GPM PER ZONE. LOCATE AT HIGH POINTS. REFER TO TORO PUBLICATION #AL1111 FOR SPECIFICATIONS.



SECTION/ELEVATION
NOT TO SCALE

- NOTES:
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- 2. DO NOT SCALE DRAWINGS.
- 3. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 065-1884.

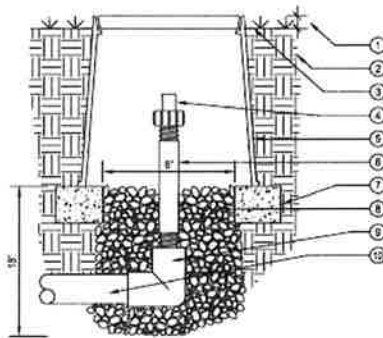


LEGEND

- 1. 1" ABOVE FINISH GRADE.
- 2. NATIVE SOIL PER SPECIFICATIONS.
- 3. FINISH GRADE.
- 4. TORO DL2000 FLUSH VALVE (FCH-4-F1PT).
- 5. 6" ROUND PLASTIC VALVE BOX, HEAT BRAND "TV" ON LID IN 1" HIGH CHARACTERS.
- 6. 3/4" SCH. 80 PVC NIPPLE (LENGTH AS REQUIRED).
- 7. BRICK SUPPORTS (2 COMMON BRICKS REQUIRED).
- 8. PEA GRAVEL SUMP (8" x 18").
- 9. PVC ELL (8x1) WITH 3/4" THREADED OUTLET.
- 10. PVC PIPING.

www.toro.com

NOTE: USE ONE FLUSH VALVE FOR EVERY 7 GPM PER ZONE. LOCATE AT LOW POINTS. FLUSH RATE IS 0.8 GPM. FLUSH PRESSURE IS 2 PSI. REFER TO TORO PUBLICATION #AL1111 FOR SPECIFICATIONS.



SECTION/ELEVATION
NOT TO SCALE

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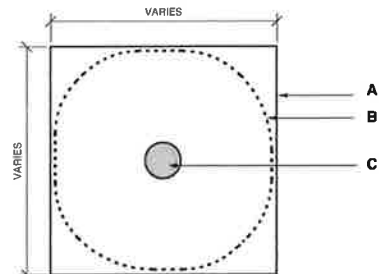


PLANTING NOTES

- 1) THE PLANT COUNT IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY ALL PLANT COUNTS.
- 2) THE FINISH GRADE IN PLANTERS SHALL BE 1-1/2 INCH BELOW THE TOP OF ADJACENT PAVING. GRADE ALL PLANTING AREAS SMOOTH AND EVEN. ENSURE THAT ALL PLANTING AREAS MAINTAIN POSITIVE DRAINAGE. IN THE MEDIANS PROVIDE A MIN. 2% SLOPE FROM CROWN.
- 3) PLANTING AREAS SHALL BE KEPT CLEAN AND FREE FROM ALL CONCRETE, ASPHALTIC WASTE, LUMBER, OR OTHER IMPURITIES. POLLUTION CAUSED BY GASOLINE, OIL, OR OTHER SUCH MATERIALS SHALL BE REMOVED BY EXCAVATION OF THE SOIL AND REPLACED WITH CLEAN TOPSOIL AT CONTRACTOR'S EXPENSE.
- 4) IMPORTED TOPSOIL (8" LAYER - SEE SPECIFICATIONS) SHALL BE FERTILE, FRIABLE SOIL OF LOAMY CHARACTER HAVING A NORMAL AMOUNT OF HUMUS. THE SOIL SHALL BE FREE OF SUBSOIL, REFUSE, ROOTS, ROCK OVER 1/2 INCH DIAMETER, NOXIOUS WEEDS AND BRUSH, NEMATODES, OR OTHER HARMFUL MATERIAL.
- 5) CONSTRUCT A WATERING BASIN AT EACH TREE & SHRUBS AS NOTED ON DETAILS.
- 6) GROUND COVER SYMBOL IS DIAGRAMMATIC. EXTEND GROUND COVER UNDER SHRUB AREAS. RAKE BARK BEFORE AND AFTER PLANTING GROUND COVER.
- 7) THE "ENGINEER" WILL NEED TO VERIFY LOCATIONS OF PLANTS/TREES IN THE FIELD PRIOR TO PLANTING.

IRRIGATION NOTES

- 1) THE IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES.
- 2) THE LOCATION OF IRRIGATION MAIN LINES ARE DIAGRAMMATIC. ALL EQUIPMENT, PIPING, VALVES AND BOXES SHALL BE PLACED IN PLANTER AREAS, EXCEPT FOR CROSSOVERS.
- 3) IRRIGATION SYSTEM IS DESIGNED TO OPERATE AT 50 P.S.I. @ POINT OF CONNECTION TO WATER SUPPLY. CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.
- 4) THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF THE IRRIGATION CONTROLLER & RAIN SENSOR.
- 5) THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF THE P. O. C.
- 6) INSTALL SPARE CONTROL WIRES FROM ALL UNUSED STATIONS ON THE CONTROLLERS ALONG THE ENTIRE MAIN LINES. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.
- 7) SPLICING OF CONTROL WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES AND PULL BOXES. LEAVE A 36" COIL OF EXCESS WIRE AT EACH SPLICE AND 100 FEET ON CENTER ALONG WIRE RUN. TAPE WIRE IN BUNDLES 10 FEET ON CENTER. NO TAPING PERMITTED INSIDE SLEEVES.
- 8) LOCATE QUICK COUPLING VALVES 12" FROM HARDSCAPE AREAS.



LEGEND

- A) TREE WELL, SIZES VARY, SEE LEGEND AND LANDSCAPE PLANS.
- B) UB 24-2 DEEPROOT UNIVERSAL BARRIER OR APPROVED EQUAL (7 PANELS MIN.).
- C) PARKING LOT TREE.

N.T.S. PARKING LOT TREES W/ ROOTBARRIER

IRRIGATION & CONSTRUCTION DETAILS

DAVID HARRINGTON
LANDSCAPE
ARCHITECTURE
planning & design
CL330W
P.O. BOX 4503 - STOCKTON, CA 95209
(209) 466-7435

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DESIGNER
CANET
DESIGN GROUP
AS
1890 THORNTON RD. STE. 6
STOCKTON, CA 95209
(209) 596-6807

PROPOSED WAREHOUSE FOR
EUROPEAN PARTS DEPOT
11550 ELKS CIRCLE
RANCHO CORDOVA
APN #

DATE: 5-30-17
DESIGNER: DCH
CHECKER: ASC
Sheet Number

L-4

CITY OF
Rancho Cordova
LANDSCAPE WATER USE STATEMENT

PROJECT NAME: European Parts Depot
PROJECT ADDRESS: Rancho Cordova, CA
PREPARED BY: JANET LUEHRIS (CID: CLIA #43274)
BROOKWATER INC., IRRIGATION CONSULTANTS
480 SAINT JOHN STREET, SUITE 220
PLEASANTON, CA 94586
925-855-0417
925-855-0357 (FAX)
JanetL@brookwater.com (e-mail)
www.brookwater.com

"I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the irrigation design plan."

Signed: Janet Luehris

PART ONE	MAXIMUM APPLIED WATER ALLOWANCE (MAWA)
	$MAWA = ETo \times 62 \times [(ETAF \times HA) + ((1-ETAF) \times SLA)]$
YEARLY ETo	52.1
CONVERSION FACTOR	0.62
ETAF	0.55
TOTAL IRRIGATED LANDSCAPE AREA (HA)	3,706 SQUARE FEET
SPECIAL LANDSCAPE AREA (SLA)	0 SQUARE FEET
LANDSCAPE WATER ALLOWANCE	65,841 GALLONS PER YEAR
TOTAL ACRE FEET	0.20 ACRE FEET

PART TWO	ESTIMATED TOTAL WATER USE (ETWU)
	(AVERAGE ETAF AND ETWU FROM WATER EFFICIENT LANDSCAPE WORKSHEET)
AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS (TOTAL ETAF x AREA / TOTAL AREA)	0.45
ETWU FOR REGULAR LANDSCAPE AREAS	54,297 GALLONS PER YEAR
SITE WIDE ETAF	0.45
ETWU FOR ALL LANDSCAPE AREAS	54,297 GALLONS PER YEAR
TOTAL ACRE FEET	0.17 ACRE FEET

European Parts Depot

HYDROZONE SUMMARY

*Hydrozone Description	Total Sq. Ft.	% of Landscape
Cool Season Turf (CST)	0	0.0%
Warm Season Turf (WST)	0	0.0%
High Water Use Plants (HW)	0	0.0%
Bioretention Plants (BR)	0	0.0%
Medium Water Use Plants (MW)	914	24.7%
Low Water Use Plants (LW)	2,792	75.3%
Very Low Water Use Plants (VLW)	0	0.0%
Water Feature	0	0.0%
Special Landscape Area (SLA)	0	0.0%
TOTAL	3,706	100.0%

**Irrigation Method	Total Sq. Ft.	% of Landscape
Rotor (FC-R, PC-R)	0	0.0%
Multi-Stream Rotator (MR)	0	0.0%
Spray (S)	1,508	40.7%
Bubbler (B)	323	8.7%
Drip (D)	0	0.0%
In-Line Drip (DL)	1,875	50.6%
Micro Spray (MS)	0	0.0%
Other (O)	0	0.0%

VALVE OR STATION NUMBER	PLANT TYPE PLANT FACTOR	IRRIGATION TYPE IRRIGATION EFFICIENCY	FLOW RATE (GPM)	PRECIPITATION RATE (inches per hour)	ROOT DEPTH (inches)	SLOPE FACTOR (%)	SHADE FACTOR	MAXIMUM CYCLE TIME (minutes)
C-1	SHRUB 0.50	S 0.75	12.8	3.13	9	NONE	1.00 FULL SUN	1.92
C-2	TREE 0.50	B 0.81	5.0	7.64	18	NONE	1.00 FULL SUN	0.79
C-3	SHRUB 0.30	S 0.75	14.4	3.85	9	NONE	1.00 FULL SUN	1.56
C-4	SHRUB 0.30	DL 0.81	2.3	0.38	9	NONE	1.00 FULL SUN	15.87
C-5	SHRUB 0.30	B 0.81	4.0	1.96	9	NONE	1.00 FULL SUN	3.07

European Parts Depot Water Ordinance

VALVE OR STATION NUMBER	PLANT TYPE PLANT FACTOR	IRRIGATION TYPE IRRIGATION EFFICIENCY	FLOW RATE (GPM)	PRECIPITATION RATE (inches per hour)	ROOT DEPTH (inches)	SLOPE FACTOR (%)	SHADE FACTOR	MAXIMUM CYCLE TIME (minutes)
C-6	SHRUB 0.30	DL 0.81	5.1	0.38	9	NONE	1.00 FULL SUN	15.87
C-7	SHRUB 0.30	S 0.75	14.4	3.85	9	NONE	1.00 FULL SUN	1.56
C-8	TREE 0.50	B 0.81	5.0	7.64	18	NONE	1.00 FULL SUN	0.79
C-9	SHRUB 0.50	S 0.75	12.8	3.13	9	NONE	1.00 FULL SUN	1.92

European Parts Depot Water Ordinance



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DESIGNER

CANET
DESIGN GROUP

AS

8800 THORNTON RD. STE. 6
STOCKTON, CA 95208

(209) 598-8801

DRAWN BY: _____
PROJECT MANAGER: _____
CHECKED BY: _____
PROJECT / OWNER: _____

PROPOSED WAREHOUSE FOR
EUROPEAN PARTS DEPOT
11560 ELKS CIRCLE
RANCHO CORDOVA
APN # _____



DATE: 5-30-17
REVISION: DCH
DRAWN BY: _____
CHECKED BY: ASC
Sheet Number
IRRIGATION
USE

L-5

VALVE OR STATION NUMBER		INITIAL PLANT ESTABLISHMENT PERIOD												TOTAL WATER USE 1st YEAR
		1st YEAR												
C-6	RUN TIME PER MONTH (min.)	59	106	189	277	377	453	494	424	318	218	100	53	15684
	IRRIG. DAYS PER MONTH	1	1	2	3	4	5	5	5	4	2	1	1	
	RUN TIME PER DAY (min.)	59	106	95	92	94	91	99	85	80	109	100	53	
	CYCLES PER DAY	4	7	6	6	6	6	7	6	6	7	7	4	
	APPLIED WATER (gallons)	301	541	970	1409	1919	2322	2526	2169	1633	1113	510	270	
C-7	RUN TIME PER MONTH (min.)	7	12	20	30	40	48	53	45	34	24	11	6	4838
	IRRIG. DAYS PER MONTH	1	1	2	3	4	5	5	5	4	2	1	1	
	RUN TIME PER DAY (min.)	7	12	10	10	10	10	11	9	9	12	11	6	
	CYCLES PER DAY	5	8	7	7	7	7	8	6	6	8	8	4	
	APPLIED WATER (gallons)	101	173	288	432	576	720	792	648	518	346	158	86	
C-8	RUN TIME PER MONTH (min.)	5	9	16	23	32	38	41	35	27	18	9	5	1285
	IRRIG. DAYS PER MONTH	1	1	2	3	3	4	5	4	3	2	1	0	
	RUN TIME PER DAY (min.)	5	9	8	8	11	10	8	9	9	9	9	0	
	CYCLES PER DAY	7	12	11	11	15	13	11	12	12	12	12	0	
	APPLIED WATER (gallons)	25	45	80	120	165	200	200	180	135	90	45	0	
C-9	RUN TIME PER MONTH (min.)	13	24	41	61	82	99	108	93	70	48	22	12	8666
	IRRIG. DAYS PER MONTH	1	2	3	5	7	8	9	8	6	4	2	1	
	RUN TIME PER DAY (min.)	13	12	14	12	12	12	12	12	12	12	11	12	
	CYCLES PER DAY	7	7	8	7	7	7	7	7	7	7	6	7	
	APPLIED WATER (gallons)	166	307	538	768	1075	1229	1382	1229	922	614	282	154	
TOTAL MONTHLY / ANNUAL WATER USE		1,067	1,914	3,362	4,888	6,888	8,007	8,773	7,562	5,762	3,881	1,786	914	54,602.69

European Parts Depot Water Ordinance

VALVE OR STATION NUMBER		INITIAL PLANT ESTABLISHMENT PERIOD												TOTAL WATER USE 1st YEAR
		1st YEAR												
		JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	
	ETo PER MONTH (INCHES)	1	1.8	3.2	4.7	6.4	7.7	8.4	7.2	5.4	3.7	1.7	0.9	
C-1	RUN TIME PER MONTH (min.)	13	24	41	61	82	99	108	93	70	48	22	12	
	IRRIG. DAYS PER MONTH	1	2	3	5	7	8	9	8	6	4	2	1	
	RUN TIME PER DAY (min.)	13	12	14	12	12	12	12	12	12	12	11	12	
	CYCLES PER DAY	7	7	8	7	7	7	7	7	7	7	6	7	
	APPLIED WATER (gallons)	166	307	538	768	1075	1229	1382	1229	922	614	282	154	8666
C-2	RUN TIME PER MONTH (min.)	5	9	16	23	32	38	41	35	27	18	9	5	
	IRRIG. DAYS PER MONTH	1	1	2	3	3	4	5	4	3	2	1	0	
	RUN TIME PER DAY (min.)	5	9	8	8	11	10	8	9	9	9	9	0	
	CYCLES PER DAY	7	12	11	11	15	13	11	12	12	12	12	0	
	APPLIED WATER (gallons)	25	45	80	120	165	200	200	180	135	90	45	0	1285
C-3	RUN TIME PER MONTH (min.)	7	12	20	30	40	48	53	45	34	24	11	6	
	IRRIG. DAYS PER MONTH	1	1	2	3	4	5	5	5	4	2	1	1	
	RUN TIME PER DAY (min.)	7	12	10	10	10	10	11	9	9	12	11	6	
	CYCLES PER DAY	5	8	7	7	7	7	8	6	6	8	8	4	
	APPLIED WATER (gallons)	101	173	288	432	576	720	792	648	518	346	158	86	4838
C-4	RUN TIME PER MONTH (min.)	59	106	189	277	377	453	494	424	318	218	100	53	
	IRRIG. DAYS PER MONTH	1	1	2	3	4	5	5	5	4	2	1	1	
	RUN TIME PER DAY (min.)	59	106	95	92	94	91	99	85	80	109	100	53	
	CYCLES PER DAY	4	7	6	6	6	6	7	6	6	7	7	4	
	APPLIED WATER (gallons)	133	239	429	623	849	1027	1117	959	722	492	226	120	6937
C-5	RUN TIME PER MONTH (min.)	12	21	37	54	73	88	96	82	62	43	20	11	
	IRRIG. DAYS PER MONTH	1	1	2	3	4	5	5	5	4	2	1	1	
	RUN TIME PER DAY (min.)	12	21	19	18	18	18	19	16	16	22	20	11	
	CYCLES PER DAY	4	7	7	6	6	6	7	6	6	8	7	4	
	APPLIED WATER (gallons)	48	84	152	216	288	360	380	320	256	176	80	44	2404
TOTAL MONTHLY / ANNUAL WATER USE		1,067	1,914	3,362	4,888	6,888	8,007	8,773	7,562	5,762	3,881	1,786	914	54,602.69

European Parts Depot Water Ordinance

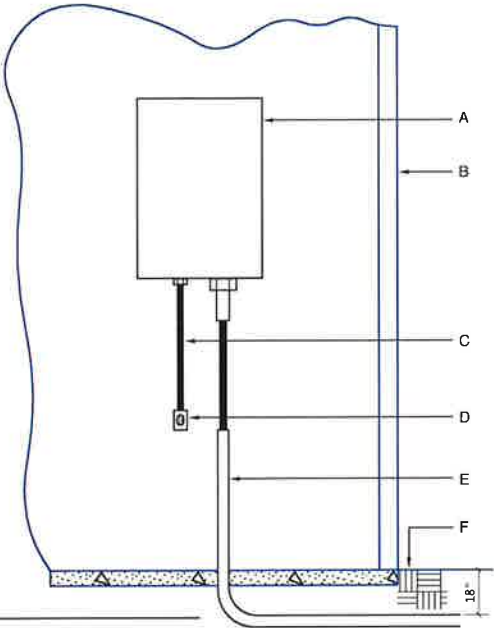
European Parts Depot Water Ordinance

VALVE OR STATION NUMBER		AFTER ESTABLISHMENT												WATER WATER ESTAB.
		80% OF ETo												
C-6	RUN TIME PER MONTH (min.)	48	85	151	222	301	363	395	339	254	174	80	43	12331
	IRRIG. DAYS PER MONTH	1	1	2	2	3	4	4	4	3	2	1	0	
	RUN TIME PER DAY (min.)	48	85	76	111	100	91	99	85	85	87	80	0	
	CYCLES PER DAY	4	6	5	7	7	6	7	6	6	6	6	0	
	APPLIED WATER (gallons)	245	434	776	1133	1531	1858	2021	1735	1301	888	408	0	
C-7	RUN TIME PER MONTH (min.)	5	9	16	24	32	39	42	36	27	19	9	5	3787
	IRRIG. DAYS PER MONTH	1	1	2	2	3	4	4	4	3	2	1	0	
	RUN TIME PER DAY (min.)	5	9	8	12	11	10	11	9	9	10	9	0	
	CYCLES PER DAY	4	6	6	8	8	7	8	6	6	7	6	0	
	APPLIED WATER (gallons)	72	130	230	346	475	576	634	518	389	288	130	0	
C-8	RUN TIME PER MONTH (min.)	4	7	13	19	25	30	33	28	21	15	7	4	990
	IRRIG. DAYS PER MONTH	0	1	1	2	3	3	4	3	2	2	1	0	
	RUN TIME PER DAY (min.)	0	7	13	10	8	10	8	9	11	8	7	0	
	CYCLES PER DAY	0	9	17	13	11	13	11	12	15	11	9	0	
	APPLIED WATER (gallons)	0	35	65	100	120	150	160	135	110	80	35	0	
C-9	RUN TIME PER MONTH (min.)	11	19	33	49	66	79	86	74	56	38	18	10	6822
	IRRIG. DAYS PER MONTH	1	2	3	4	6	7	7	6	5	3	1	1	
	RUN TIME PER DAY (min.)	11	10	11	12	11	11	12	12	11	13	18	10	
	CYCLES PER DAY	6	6	6	7	6	6	7	7	6	7	10	6	
	APPLIED WATER (gallons)	141	256	422	614	845	986	1075	922	704	499	230	128	
TOTAL MONTHLY / ANNUAL WATER USE		819	1,535	2,674	3,930	5,328	6,391	6,957	5,925	4,487	3,151	1,443	256	42,895.64

European Parts Depot Water Ordinance

VALVE OR STATION NUMBER		AFTER ESTABLISHMENT												WATER WATER ESTAB.
		80% OF ETo												
		JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPT	OCT	NOV	DEC	
	ETo PER MONTH (INCHES)	0.8	1.44	2.56	3.76	5.12	6.16	6.72	5.76	4.32	2.98	1.36	0.72	
C-1	RUN TIME PER MONTH (min.)	11	19	33	49	66	79	86	74	56	38	18	10	
	IRRIG. DAYS PER MONTH	1	2	3	4	6	7	7	6	5	3	1	1	
	RUN TIME PER DAY (min.)	11	10	11	12	11	11	12	12	11	13	18	10	
	CYCLES PER DAY	6	6	6	7	6	6	7	7	6	7	10	6	
	APPLIED WATER (gallons)	141	256	422	614	845	986	1075	922	704	499	230	128	6822
C-2	RUN TIME PER MONTH (min.)	4	7	13	19	25	30	33	28	21	15	7	4	
	IRRIG. DAYS PER MONTH	0	1	2	3	5	3	4	3	2	2	1	0	
	RUN TIME PER DAY (min.)	0	7	13	10	8	10	8	9	11	6	7	0	
	CYCLES PER DAY	0	9	17	13	11	13	11	12	15	11	9	0	
	APPLIED WATER (gallons)	0	35	65	100	120	150	160	135	110	80	35	0	990
C-3	RUN TIME PER MONTH (min.)	5	9	16	24	32	39	42	36	27	19	9	5	
	IRRIG. DAYS PER MONTH	1	1	2	2	3	4	4	4	3	2	1	0	
	RUN TIME PER DAY (min.)	5	9	8	12	11	10	11	9	9	10	9	0	
	CYCLES PER DAY	4	6	6	8	8	7	8	6	6	7	6	0	
	APPLIED WATER (gallons)	72	130	230	346	475	576	634	518	389	288	130	0	3787
C-4	RUN TIME PER MONTH (min.)	48	85	151	222	301	363	395	339	254	174	80	43	
	IRRIG. DAYS PER MONTH	1	1	2	2	3	4	4	4	3	2	1	0	
	RUN TIME PER DAY (min.)	48	85	76	111	100	91	99	85	85	67	80	0	
	CYCLES PER DAY	4	6	5	7	7	6	7	6	6	6	6	0	
	APPLIED WATER (gallons)	108	192	343	501	677	822	894	768	576	393	181	0	5454
C-5	RUN TIME PER MONTH (min.)	10	17	30	43	59	71	77	66	50	34	16	9	
	IRRIG. DAYS PER MONTH	1	1	2	2	3	4	4	4	3	2	1	0	
	RUN TIME PER DAY (min.)	10	17	15	22	20	18	19	17	17	17	16	0	
	CYCLES PER DAY	4	6	5	8	7	6	7	6	6	6	6	0	
	APPLIED WATER (gallons)	40	68	120	176	240	288	304	272	204	136	64	0	1814

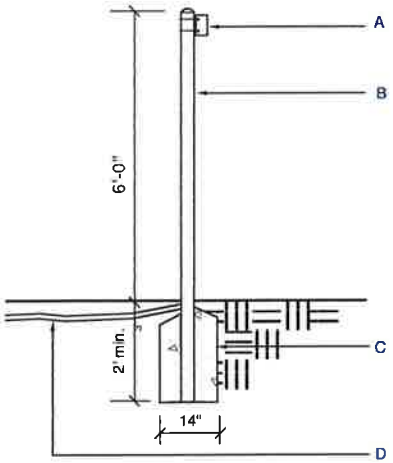
- A. Imported Topsoil:
1. Imported topsoil shall be fertile, friable soil of loamy character having a normal amount of humus. The topsoil shall be free of subsoil, refuse, roots, rocks larger than 1/2" diameter, weeds and brush, nematodes or other objectionable material.
 2. An approved laboratory shall analyze all common physical and chemical soil properties prior to acceptance of the imported topsoil. Soils Test shall be accepted by the Owner's Representative prior to delivery of soil. Soil shall be sandy loam or loam in texture, and shall be pH 6.0 to 7.0 according to submitted Soils Test.
 3. A certificate of Soils Test, and topsoil sample, for each stockpile shall be submitted and approved by the Owner's Representative prior to use. Contractor shall install additives as required by the Owner's Representative at no additional cost to the Owner.
 4. Topsoil shall be placed in all planter areas (8" layer minimum) and mixed in all container plant holes - 60% as listed in planting details.
 5. Contractor is responsible for furnishing and installing the required amounts of imported topsoil to complete the project in accordance with the plans, details, and specifications.
- B. Soil Amendment and Fertilizer:
1. Nitrolized shavings shall be Forest Humus or Redwood Blend Mulch.
 2. Fertilizer tablets - Gro-Power.
 3. Fertilizer (commercial) shall be Gro-Power.
 4. Fertilizer (post fertilizer lawn) shall be Best Turf Supreme 16-8-8 as per manufacturer's rates.
 5. Fertilizer (post fertilizer ground cover) shall be Best Turf Supreme 16-8-8 as per manufacturer's rates.
- C. Plant backfill shall be a thoroughly blended mixture of topsoil and soil amendments at the following mixture:
1. 6 Parts to topsoil
 2. 5 Parts of nitrolized shaving or equal
 3. Gro-Power Planting Tablets for extended feeding/soil conditioning.



LEGEND

A) IRRIGATION CONTROLLER.
B) WALL.
C) 120 VOLT SERVICE.
D) 120 VOLT SWITCH FOR SERVICE.
E) PVC CONDUIT FOR 24V WIRE.
F) FINISH GRADE.

WALL MOUNT CONTROLLER



LEGEND

A) HUNTER MODEL: SG-MC RAIN SENSOR MOUNT W/ U-BOLTS.
B) 2" DIA. x 8' STAINLESS STEEL MOUNTING POST W/ CAP.
C) CONCRETE FOOTING.
D) TWO CONDUCTOR WIRE TO CONTROLLER.

RAIN SENSOR

N.T.S

DAVID HARRINGTON
LANDSCAPE
ARCHITECTURE
planning & design
P.O. BOX 4500 - STOCKTON, CA 95204
(209) 946-4466

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DESIGNER
AS CANET
DESIGN GROUP
8800 HUNTERTON RD. STE. 6
STOCKTON, CA 95209
(209) 599-6601

OWNER / AGENT
PROJECT: MAXWELL
[NAME] [DATE]

PROJECT / OWNER
PROPOSED WAREHOUSE FOR
EUROPEAN PARTS DEPOT
11560 ELKS CIRCLE
RANCHO CORDOVA
APN #



JOB NO.
DATE: 5-30-17
DESIGNER: DCH
DRAFTER: ASC
Sheet Number

L-7

European Parts Depot DD9694 Conditions of Approval

EXHIBIT B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
General Conditions					
1.	The approved entitlement is for a Major Design Review for a 17,500 square-foot industrial warehouse building. The proposal also includes supporting parking, lighting, and landscaping within a Heavy Industrial/Manufacturing Zoning District, as described in the City Council staff report dated September 18, 2017, and Exhibit A with the conditions herein, for Project No. DD9694.	Project Description	On-Going	Planning	
2.	The Applicant shall hold harmless the City, its Council Members, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	General	On-Going	Planning	
3.	Any future alteration to the buildings, change in use, intensification of the site, or modification to the parking and landscaped area must be reviewed by the City to ensure compliance with all local, state, and federal regulations. Minor modifications that are found to be in substantial conformance with the approved plans such as colors, plant materials, or minor lot line adjustments, may be approved administratively. Major modifications shall be approved by the applicable decision making body.	General	On-Going	Planning/ Building /Public Works	
4.	Applicant/Developer shall not carry a negative account balance with the City for the processing of the project. If a negative account balance occurs, it will be the developer's responsibility to pay the balance due, in order to avoid delays in the processing of future permits or recordation of maps. Please email the Finance Department at billings@cityofranhocordova.org for the status of your account with the City.	General	On-Going	Finance	
5.	Signage is not approved with this permit. All signage shall comply with the City of Rancho Cordova Zoning Code.	Signage	On-Going	Planning	

European Parts Depot DD9694 Conditions of Approval

EXHIBIT B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
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, RCMC 6.68 and RCMC 16.18.1407(F).	Construction	On-Going	Planning/ Building/Code Enforcement	
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	On-going	Planning/ Building	
8.	Applicant shall be responsible for all damage to City streets associated with construction of the project and shall repair any damage as soon as possible.	Construction	On-Going	Public Works	
9.	The removal and replanting of landscape not listed on the approved plan set must be consistent with RCMC 23.716.080 through 23.716.090 and reviewed by the Planning Department prior to the removal. All landscape care, maintenance, and tree pruning must adhere to RCMC 23.716.100 through 23.716.110.	Landscaping	On-Going	Planning	
10.	There shall be no outside storage area on the project site. If in the future, outdoor storage is requested by the applicant/property owner, the outdoor storage area shall be designated on the site plan and shall be fully screened from the public right-of-way and adjacent property and approved by the Community Development Director per 23.731.080.A.7 and 8(a).	Use	On-going	Planning	

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
Prior to Approval of Improvement Plans					
11.	Applicant shall photo-document the condition of adjacent streets, sidewalks and infrastructure to the satisfaction of the Public Works Department.	Infrastructure	Prior to Approval of Improvement Plans	Public Works	
12.	Enter into a frontage agreement and bond for construction of public improvements per the approved Public Works plans to the satisfaction of the Public Works Department.	Improvement Bond	Prior to Approval of Improvement Plans	Public Works	
13.	Incorporate permanent storm water quality treatment measures into the site improvement plans in conformance with applicable County ordinances & standards, and state and federal law.	Storm Water	Prior to Approval of Improvement Plans	Public Works	
14.	Plans shall be submitted to Sacramento County Water Agency and shall comply with the following; a. Provide public water service to each parcel and each building. b. All water lines shall be located within a public right-of-way or within easements dedicated to SCWA. Easements shall be reviewed and approved by Sacramento County Water Agency prior to Improvement Plan approval or Final Map approval. c. Destroy all abandoned wells on the proposed project site in accordance with the requirements of the Sacramento County Environmental Health Division. Clearly show all abandoned/destroyed wells on the improvement plans for the project. Prior to abandoning any existing agricultural wells, applicant shall use water from agricultural wells for grading and construction.	Water	Prior to Approval of Improvement Plans	Public Works	

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
	d. When available, the applicant shall use non-potable water during grading and construction. e. Provide metered connections on transmission mains to the satisfaction of the Sacramento County Water Agency. f. Prior to the issuance of building permits require water intensive commercial and industrial building permit applicants to conduct a water use efficiency review and submit the findings in required environmental documentation for the project. g. Prior to the issuance of building permits require efficient cooling systems, re-circulating pumps for fountains and ponds, and water recycling systems for vehicle washing as a condition of service. h. Prior to the issuance of any building permits for the project, the project developer/owner shall pay Zone 40 development fees applicable at the time of building permit issuance in accordance with Title 4 of the Sacramento County Water Agency (SCWA) Code.				
15.	The applicant shall coordinate with Sacramento Area Sewer District on the following conditions: a. To obtain sewer service for this project, construction of onsite sewer infrastructure will be required to the satisfaction of SASD. b. SASD Design Standards apply to any onsite and offsite sewer construction. c. SASD and Regional San may require additional sewer impact fee payments in accordance with each District's	Sewer	Prior to Approval of Improvement Plans	SASD and Public Works	

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
	Ordinances. Fees are to be paid prior to the issuance of building permits. Applicant should contact Permit Services Unit at 916-876-6100 for sewer impact fee information.				
16.	The applicant shall comply with the Fire conditions as follows; - Show the design for a fire access roadway of not less than 20-feet of unobstructed width, 13-feet, 6-inches of vertical clearance, and turning radii of 25 feet inside and 50 feet outside dimension on the improvement plans. The access roadway shall extend to within 150 feet of all portions of the exterior walls of the first story of any proposed building. The use of turf-block or grass-crete or similar alternate road surfaces is not approved for installation in fire apparatus access roadways. - Show on the plans how Fire Lanes will be marked. Fire Lane identification shall be provided along the required fire access roadway. Fire Lane identification shall be in accordance with the Sacramento Metro Fire Districts Fire Prevention Standard #3 and the California Vehicle Code. Vehicle parking is prohibited on any street less than 28 feet in width. Vehicle parking is permitted on both sides of streets 36 feet or more in width. Roadway widths shall be measured between the gutter-line or edge of pavement on opposite sides of the road. Identification of fire apparatus access roadways may be required on private roads. - Provide a note on the plan that reads, "Fire access roadways shall be built to bear a minimum of 80,000 pounds and meet the Sacramento County Public Works Standards for roadways. A report, prepared by a registered geotechnical engineer, verifying the ability of the road to bear the required minimum weight, shall be submitted with any plan indicating construction of roadway. Verification of constructed roadway shall be provided by a registered geotechnical engineer prior to final of the project." Required	Fire	Prior to Approval of Improvement Plans	Sac Metro Fire District/ Public Works	

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
	Private streets and fire apparatus access roads shall be installed to the “first lift,” (Up to the last one inch of pavement) identified, and verified by SMFD prior to <u>any</u> construction, (including foundations) or on-site storage of combustible materials. d. Show the location of the required fire hydrants for this project on the improvement plans. Approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the fire apparatus access roadway. The required fire hydrants shall be installed and operational prior to <u>any</u> construction, (including foundations) or on-site storage of combustible materials. The minimum required fire flow for the protection of commercial developments is 1,500 gallons per minute (gpm) at a pressure of 20 pounds per square inch (psi) for a two-hour duration.				
17.	Prior to any construction activity, a pre-construction determinate survey shall be required for work that will commence during the migratory bird nesting season (February 1 through August 31). This survey is to determine if there is active onsite nesting by birds protected under the Migratory Bird Treaty Act (MBTA) would be affected by construction activities. If all construction activity would occur outside this time, the survey is not required. If nesting activity is observed, consultation with the City of Rancho Cordova Planning Department and the California Department of Fish and Wildlife 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 Wildlife.	Survey	At Improvement Plans/ grading permit issuance.	Planning	

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
Prior to Issuance of Building Permits					
18.	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. The gate to the trash enclosure shall be an opaque metal gate.	Architectural	Prior to Issuance of Building Permits	Planning	
19.	Bicycle Parking shall be installed in accordance with RCMC 23.719.115. All parking shall be located near main entrances and not impede onsite automobile and pedestrian access. The final design and location will be reviewed and approved by the Planning Department.	Bicycle Parking	Prior to Issuance of Building Permits	Planning	
20.	A final landscape plan shall be submitted to the Planning Department in conjunction with improvement plan and or building permit submittal and approved by the Planning and Public Works Departments prior to issuance of permits and/or any installation of landscape materials RCMC 23.716.020. The final landscape planting and irrigation plan shall be prepared by a registered 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 Building Permits	Planning	
21.	Building vents, gutters, downspouts, flashing, electrical and gas meters, etc., shall be painted to match the color of the adjacent surface, unless otherwise approved by the Community Development Director.	Architectural	Prior to Issuance of Building Permits	Planning	

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
22.	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	
23.	Rooftop equipment (HVAC, meters, refrigeration equipment, plumbing lines, ductwork and transformers), shall be screened from view on all sides with materials architecturally compatible with the main structure. Screening details shall be shown on the Building Plans and submitted for review and approval by the Planning Department, prior to the issuance of Building Permits and installed prior to occupancy approval.	Architectural	Prior to Issuance of Building Permits	Planning	
24.	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	Funding	Prior to Issuance of Building Permits	Public Works	

European Parts Depot DD9694 Conditions of Approval

EXHIBIT B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
25.	Property Owner/Applicant shall participate in or provide a funding mechanism for maintenance services for the fair share of existing and all new public improvements associated with the project including, but not limited to, streets, bridges/culverts, traffic signals, traffic signs, striping and legends, ITS operations, street lights and safety lights, and public frontage and median landscape improvements. This may be accomplished through annexation to the City's Communities Facilities District No. 2008-1 (Street Lighting and Road Maintenance). All costs associated with the annexation shall be borne by the Property Owner/Applicant.	Funding	Prior to Issuance of Building Permits	Public Works	
26.	Property Owner/Applicant shall participate in the provision of funding to provide transit-related services by voting to approve a special tax. The tax shall be the annual amount (with appropriate annual inflation adjustment) as established at the time of voting by the City Council. The election to provide for the tax shall be completed prior to the issuance of building permits. The property owner shall be responsible for paying all costs associated with holding the election. The tax shall be due at the time specified in the ordinance imposing the tax. In addition, the Owner of the property shall hold a deed assessment in the form of Conditions, Covenants & Restrictions against the property, or other form as shall be approved by the City, which assessment will take effect in the event the special tax described in this Condition of Approval is reduced or repealed. Contact: Elizabeth Sparkman at (916) 851-8714 as there may be a 1-2 month lead time to satisfy this condition.	Funding	Prior to Issuance of Building Permits	Public Works	
27.	Applicant shall complete improvement plans to the satisfaction of the Public Works Department. Improvement plans shall include, but shall not be limited to: • All onsite civil improvements. • Civil plan shall include an ADA access plan • Utility laterals • All facilities, including but not limited to, sidewalk, driveways,	Infrastructure	Prior to Issuance of Building Permits	Public Works	

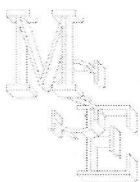
		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
	etc. shall be upgraded to meet current ADA requirements and City Standards. - Where sidewalk on property frontage does not conform to ADA guidelines. Remove and replace per City Standard. Any obstructions to the sidewalk shall be relocated behind back of walk. - Replacement of damaged sidewalk and curb and gutter along property frontage to the satisfaction of the Public Works Department. Sidewalk panels shall be replaced to the nearest joint. - Remove existing curb, gutter, and sidewalk and driveways to accommodate the installation of 2 new type A driveways. - Public improvement plans shall clearly delineate all transitions to existing improvements. All improvements to be designed and constructed to the satisfaction of the Public Works Department.				
28.	Applicant shall apply for an encroachment permit from the Public Works Department for the replacement of the damaged Sidewalk and driveway along property frontage to the satisfaction of the Public Works Department. Please contact the Public Works Department at (916) 851-8719 to arrange for a site meeting to mark out damaged sidewalk and driveway.	Infrastructure	Prior to Issuance of Building Permit	Public Works	
29.	Designer shall certify that installed landscaping conforms to City water conservation landscape requirements.	Landscape	Prior to Issuance of Building Permit	Public Works	
30.	The applicant shall comply with SMUD conditions as follows; - In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal. - SMUD reserves the right to use any portion of its	Infrastructure	Prior to Issuance of Building Permits	SMUD / Public Works	

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
	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. c. 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.). d. 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.				
Prior to Final inspection/Certificate of Occupancy					
31.	Install improvements per the approved Public Works plans and to the satisfaction of the Public Works Department.	Improvements	Prior to Final Building Inspection	Public Works	
32.	The applicant shall meet the following: Civil Site Plans and Architectural Plans shall be submitted <u>and</u> approved prior to Final Building Permit being issued. Fire Sprinkler and Fire Alarm plans shall be <u>submitted</u> prior to Final Building Permit being issued. Please note: The Sacramento Metro Fire District does not allow deferred submittals for Fire Sprinkler and/or Fire Alarm plans.	Fire	Prior to Final Building Inspection	Fire	
33.	Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than six (6) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background.	Fire	Prior to Final Inspection/ Certificate of Occupancy	Fire	

European Parts Depot DD9694 Conditions of Approval

EXHIBIT B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
34.	Upon completion of the installation of the landscaping, the designer shall certify that the landscape complies with all city water conserving landscape requirements. Certification shall be accomplished by completion of a certificate of compliance on a form approved by the Director of the City Public Works Department. Failure to submit a complete and accurate certificate of compliance will delay final approval of the project and/or discontinue water service per RCMC 22.180.090.	Landscaping	Prior to Final Inspection/ Certificate of Occupancy	Planning/ Public Works	
35.	As-built reproducible grading and improvement plans (1 full size and 1 half size hard copy), as well as a compact disc containing said plans in AutoCAD and pdf format, and a GIS shape file, or equivalent to the satisfaction of the City Engineer shall be submitted and approved by the Public Works Department.	Plans	Prior to final building inspection	Public Works	
36.	Applicant shall pay any outstanding staff costs associated with the preparation of the improvement plans and/or final map.	Funding	Prior to Final Inspection/ Certificate of Occupancy	Planning	



Mike Smith Engineering, Inc.

P.O. Box 611, Lodi, CA 95241
(209) 334-2332

European Parts Depot, Elks Circle
Trip Generation Analysis (8/25/17)
ITE Trip Generation, 9th Edition (Volume 2 of 3)

Background:

European Parts Depot is a 17,5000 sq ft. warehouse building on currently undeveloped land. This space includes warehouse, parts storage and office space. The closest land use suited to this purpose is 110: General Light Industrial.

Proposed conditions:

General Light Industrial (110)
Square feet gross floor area = 17,500 sq. feet.

Analysis Results:

Day trips:

Day	Total Vehicle Trip Ends
Weekday	$T=6.97(17.5)= 121.98$
Saturday	$T=1.32(17.5)= 23.1$
Sunday	$T=.68(17.5)= 11.9$

Pages 102, 107 & 109

Peak hour trips:

Day (Peak Hour)	Total Vehicle Trip Ends
Weekday (A.M.)	$T=1.01(17.5)= 17.68$
Weekday (P.M.)	$T=1.08(17.5)= 18.9$
Saturday	$T=0.14(17.5)= 2.45$
Sunday	$T=0.10(17.5)= 1.75$

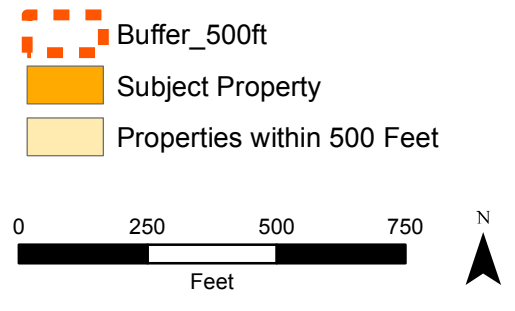
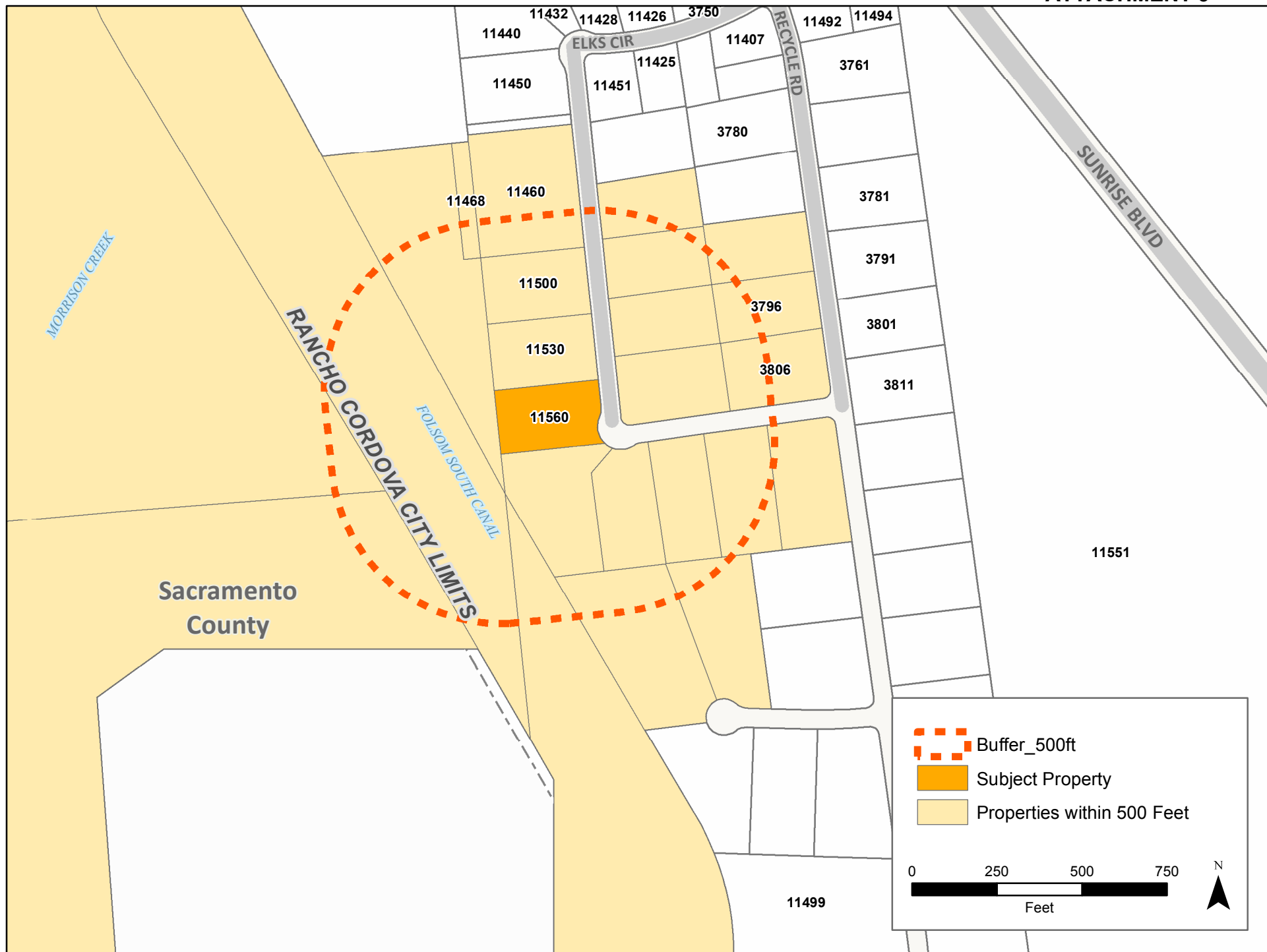
Pages 105, 106, 108 & 110



Recommendation:

The trip generation analyses resulted in an increase of trips less than the 1000 Total Day Trips and less than 100 Peak Hour Trips threshold. It is recommended that a Traffic Impact Analyses is not required for this development.

Evaluated By: _____



ATTACHMENT 3

MCDONALD PROPERTIES
11460 ELKS CIR
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
11468 ELKS CIR
MATHER CA 95655

CURRENT RESIDENT
11500 ELKS CIR
RANCHO CORDOVA CA 95742

MATSOYAN LLC
11530 ELKS CIR
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
11560 ELKS CIR
RANCHO CORDOVA CA 95742

OUTSOURCED LEGAL SUPPORT LLC
1387 GARDEN HWY
SACRAMENTO CA 95833

SPENCE ENTERPRISES LLC
1508 EUREKA RD 175
ROSEVILLE CA 95661

SPENCE ENTERPRISES LLC
1508 EUREKA RD 200
ROSEVILLE CA 95661

FOLSOM CORDOVA UNIFIED SCHOOL
DISTRICT
1965 BIRKMONT DR
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
3796 RECYCLE RD
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
3806 RECYCLE RD
RANCHO CORDOVA CA 95742

COUNTY OF SACRAMENTO
6900 AIRPORT BLVD
SACRAMENTO CA 95837

COUNTY OF SACRAMENTO
700 H ST RM 7650
SACRAMENTO CA 95814

YANCHUK VITALY
8337 TWIN ROCKS RD
GRANITE BAY CA 95746

PHILP FAMILY TRUST
9113 RANCHO DR
ELK GROVE CA 95624

BOEING COMPANY
PO BOX 3707
SEATTLE WA 98124

APG PROPERTIES LLC
PO BOX 549
ELK GROVE CA 95759

SACRAMENTO SANITATION DISTRICT
10060 GOETHE ROAD
SACRAMENTO CA 95827

SACRAMENTO REGIONAL COUNTY
SANITATION DISTRICT
10060 GOETHE ROAD
SACRAMENTO CA 95827

SACRAMENTO COUNTY WATER
AGENCY
10151 FLORIN ROAD
SACRAMENTO CA 95829

PG&E
2730 GATEWAY OAKS DRIVE
SACRAMENTO CA 95833

PG&E
343 SACRAMENTO STREET
AUBURN CA 95603

SMUD
6301 S STREET MS B304
SACRAMENTO CA 95817

SMUD
6301 S STREET MS B304
SACRAMENTO CA 95817

SMUD
6301 S STREET MS B404
SACRAMENTO CA 95817

SACRAMENTO METROPOLITAN FIRE
10545 ARMSTRONG AVE STE 310
MATHER CA 95655

FOLSOM CORDOVA UNIFIED SCHOOL
DISTRICT
1965 BIRKMONT DRIVE
RANCHO CORDOVA CA 95742

SACRAMENTO COUNTY WATER
AGENCY
827 7TH STREET ROOM 301
SACRAMENTO CA 95814

European Parts Depot

DD9694- September 18, 2017

Major Design Review

June Cowles, Senior Planner

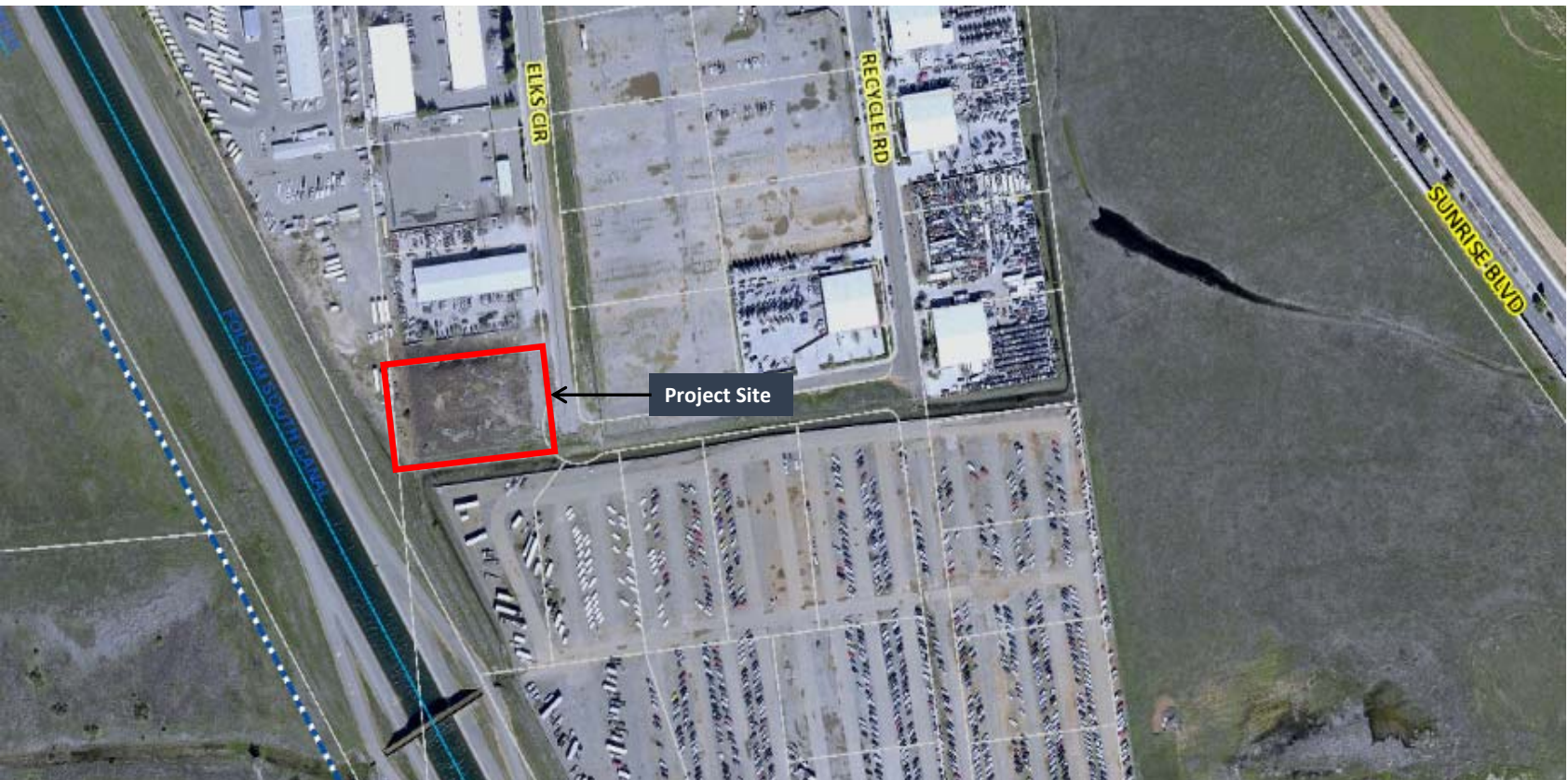
Project Request

The applicant is proposing to construct a 17,560 square-foot industrial warehouse building with supporting parking, lighting, and landscaping.

Entitlements Required

- **Major Design Review Permit:** For construction per Zoning Code section 23.141.

Site Location



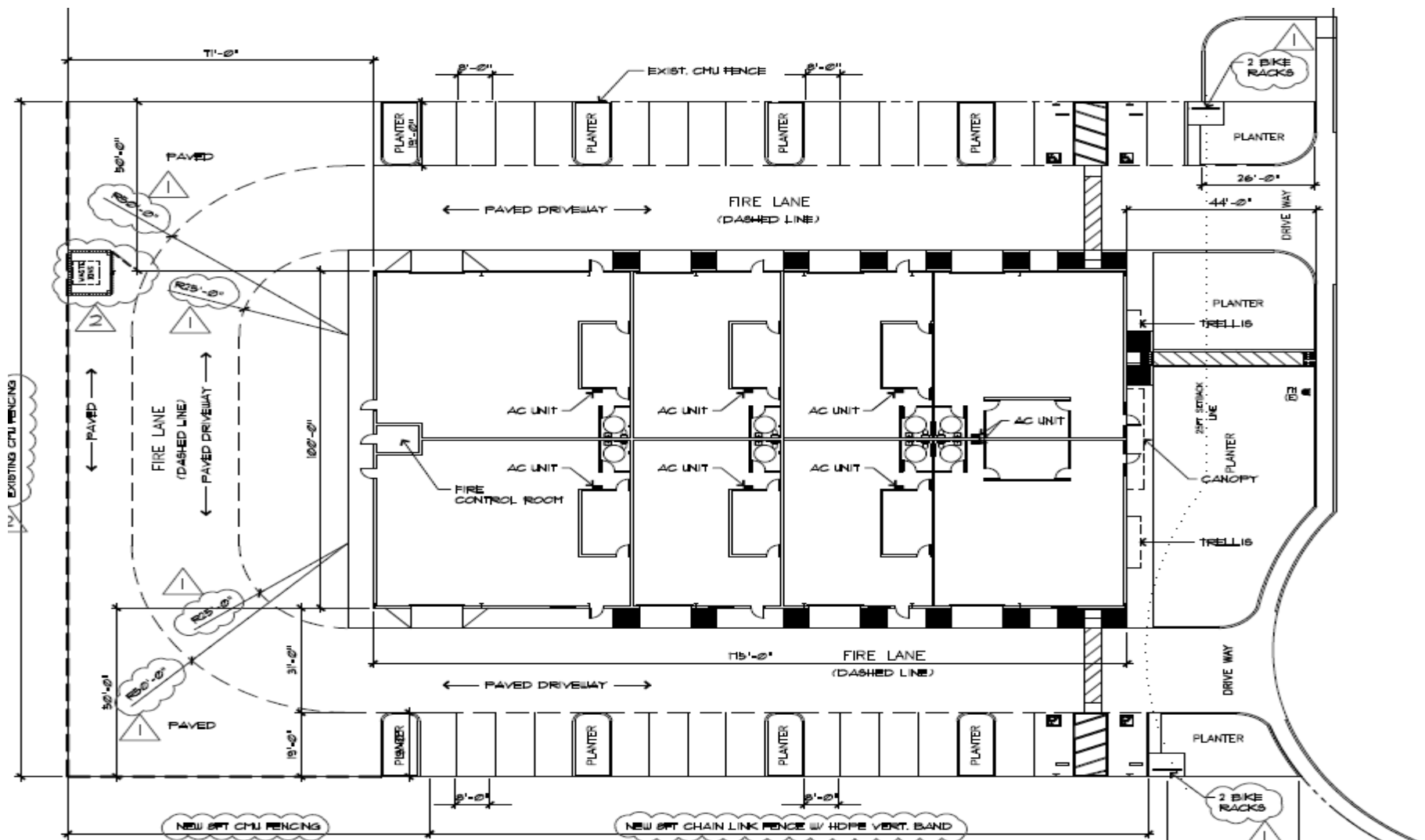
Zoning Map



Existing Conditions, view from Elks Circle



Proposed Site Plan



E L C R I C S K L E

Elevations



2 EAST EXTERIOR ELEV.
A3 SCALE $3/32" = 1'-0"$



3 NORTH EXTERIOR ELEV.
A3 SCALE $3/32" = 1'-0"$

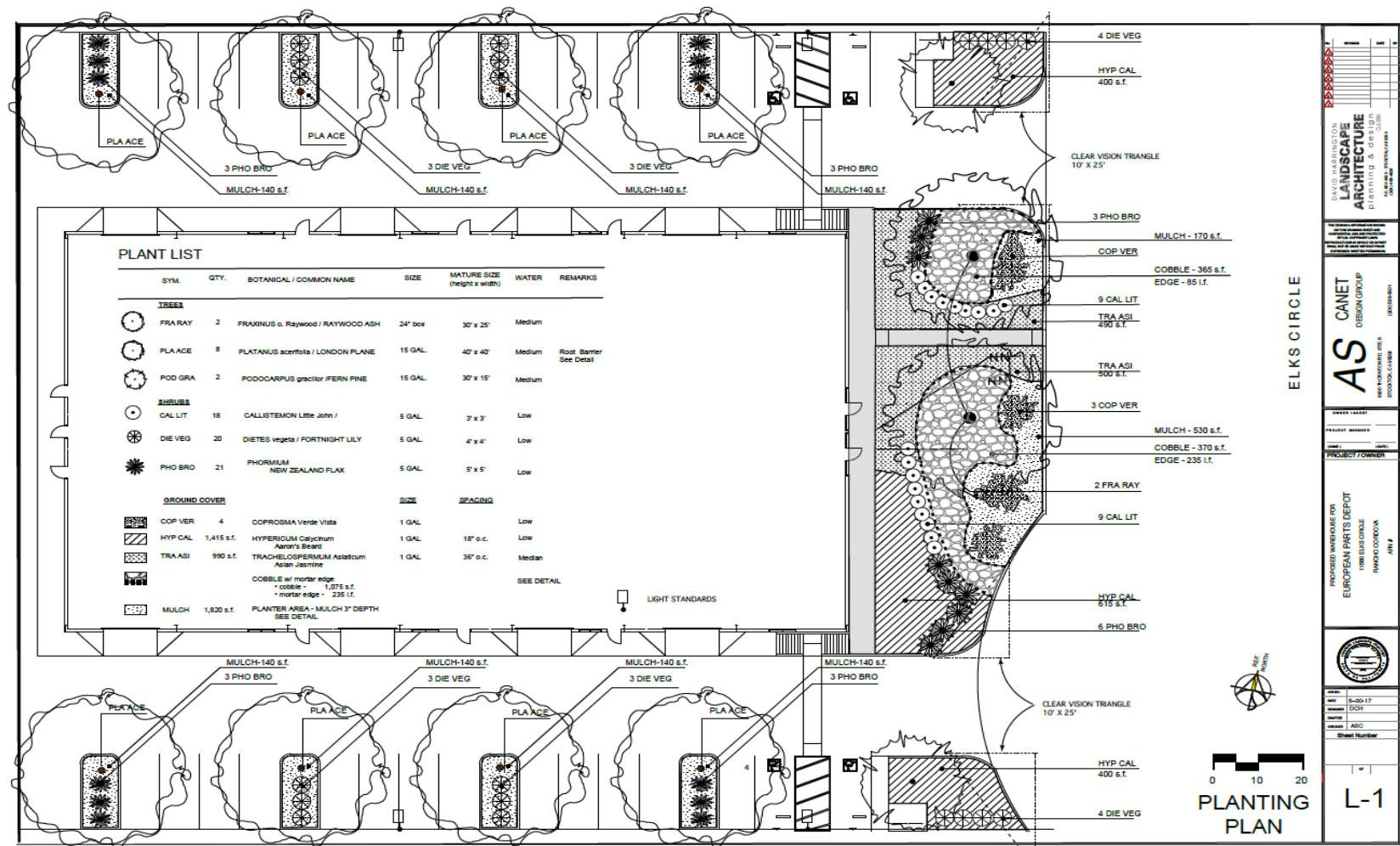


4 SOUTH EXTERIOR ELEV.
A3 SCALE $3/32" = 1'-0"$



1 WEST EXTERIOR ELEV.
A3 SCALE $3/32" = 1'-0"$

Preliminary Landscape Plan



Environmental Review

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Title 14 of the California Code of Regulations, Chapter 3, Division 6 (State CEQA Guidelines) Section 15183 Projects consistent with a Community Plan, General Plan, or Zoning.

Recommended Motions and Results

- Staff recommends approval of the resolution approving the European Parts Depot CEQA exemption and Major Design Review.

Approval would allow the applicant to submit the necessary construction permits to build a 17,560 square-foot industrial warehouse building with supporting parking, lighting, and landscaping.

Questions

Additional Plans

MEMORANDUM

DATE: September 18, 2017

TO: Honorable Mayor and Council Members

FROM: June Cowles, Senior Planner



SUBJECT: DISCUSSION AND DIRECTION ON THE PROPOSED SUNDANCE SUBDIVISION MAP PEDESTRIAN CONNECTIVITY

RECOMMENDATION

Receive report and direct staff on the proposed Sundance subdivision map pedestrian connectivity.

RESULT OF RECOMMENDED ACTION

No formal action is requested of Council at this time. Council insight and/or direction to City staff may assist with the review of this project.

BACKGROUND:

The Sundance subdivision 12.03 acre site is within the Sunridge Specific Plan, located to the west and south of the Sunridge shopping center near the Douglas Road and Sunrise Boulevard. **Figure 1: Project Site Location.** The Sundance subdivision map was approved in 2005 with a Development Agreement, Special Development Permit, and Design Review. **Figure 2: Approved Sundance Subdivision Map.**

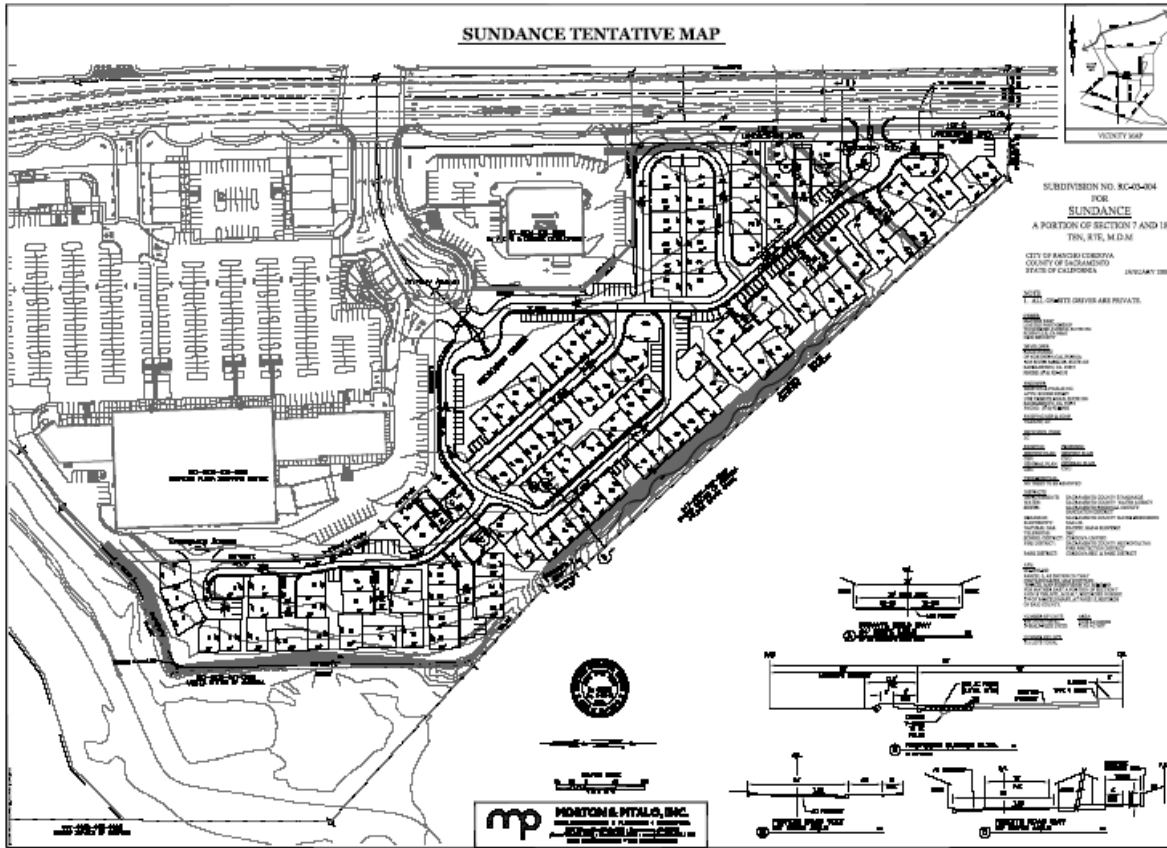
Figure 1: Project Site Location



Approved Sundance Subdivision Map:

The approved Sundance Subdivision Map included 130 single-family units in town-house orientation with some paseo connections within a gated complex served by a private street network. The single-family units included 102 detached units and 28 half-plex design units.

Figure 2: Approved Sundance Tentative Map



Proposed Sundance Tentative Subdivision Map:

The applicant is proposing a new subdivision map that includes 114 single-family lots. All the lots are front-loaded with garages. The street width is 30-feet wide from back of curb to back of curb with parking on one side, without sidewalks or any other pedestrian trail or paseo system. The main vehicle entry will be from the public right-of-way extension into the shopping center and the other is approximately 500 feet to the south that will provide right turn-in and out only. **Figure 3: Proposed Sundance Subdivision Map and Figure 4: Proposed Sundance Subdivision Map within Surrounding Area.** An existing sidewalk is located at the entry location from the Sunridge shopping center. A sidewalk along Sunrise Boulevard will be required. As stated above, the subdivision is located within the Sunridge Specific Plan through the existing Development Agreement. The Sunridge Specific Plan includes goals and policies regarding pedestrian connection as follows:

- 1) The Sunridge Specific Plan Circulation Executive Summary states to emphasize the use of conventional alternatives to automobile use including pedestrian and bicycle systems and public transit.

- 2) Land Use Policy LU-2: Develop an urban core area that provides regional automobile access to the plan area, as well as pedestrian circulation that ties land uses together and encourages walking, cycling, and use of alternative vehicles within the plan area.
- 3) Land Use Policy LU-4: Provide shopping, recreation and services, and convenient non-auto travel modes, such that residents can reduce the need to travel outside of the plan area for many routine daily needs.
- 4) Land Use Policy LU-5: Integrate residential and non-residential land uses and provide pedestrian and bicycle path system such that residents are encouraged to minimize auto use for shopping, services and leisure activities.

The proposed subdivision is within walking distance to the shopping center and other amenities such as nearby parks. As proposed, there are no sidewalks internal to the subdivision that would move pedestrians into and outside of the project site. Pedestrians would need to share the roadway with parked cars on one side and traveling vehicles within the 30-foot roadway width. This has the potential to create vehicle and pedestrian conflicts, specifically at the southern entrance off of Sunrise Boulevard. Pedestrians would have the benefit of sidewalks along Sunrise Boulevard., which would immediately end once entering the subdivision.

Figure 3: Proposed Sundance Subdivision Map

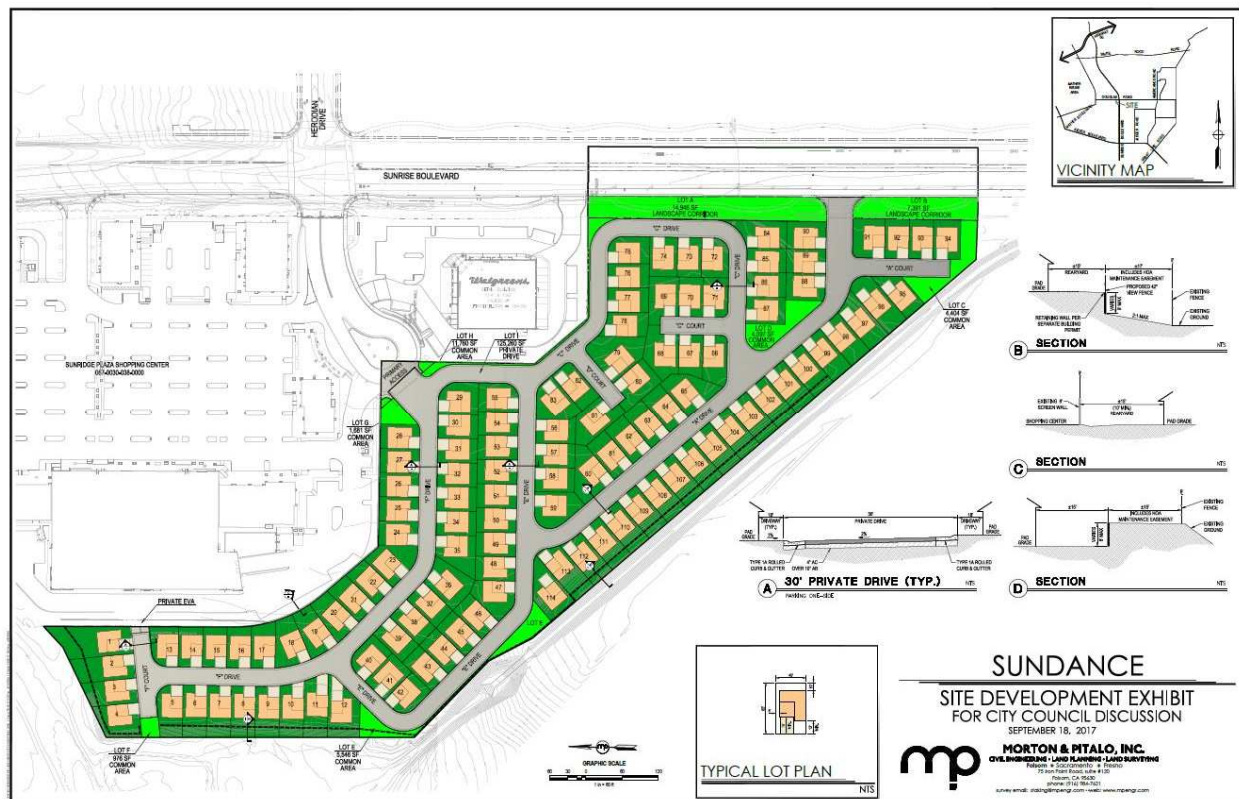


Figure 4: Proposed Sundance Subdivision Map within Surrounding Area



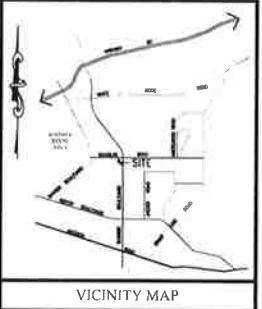
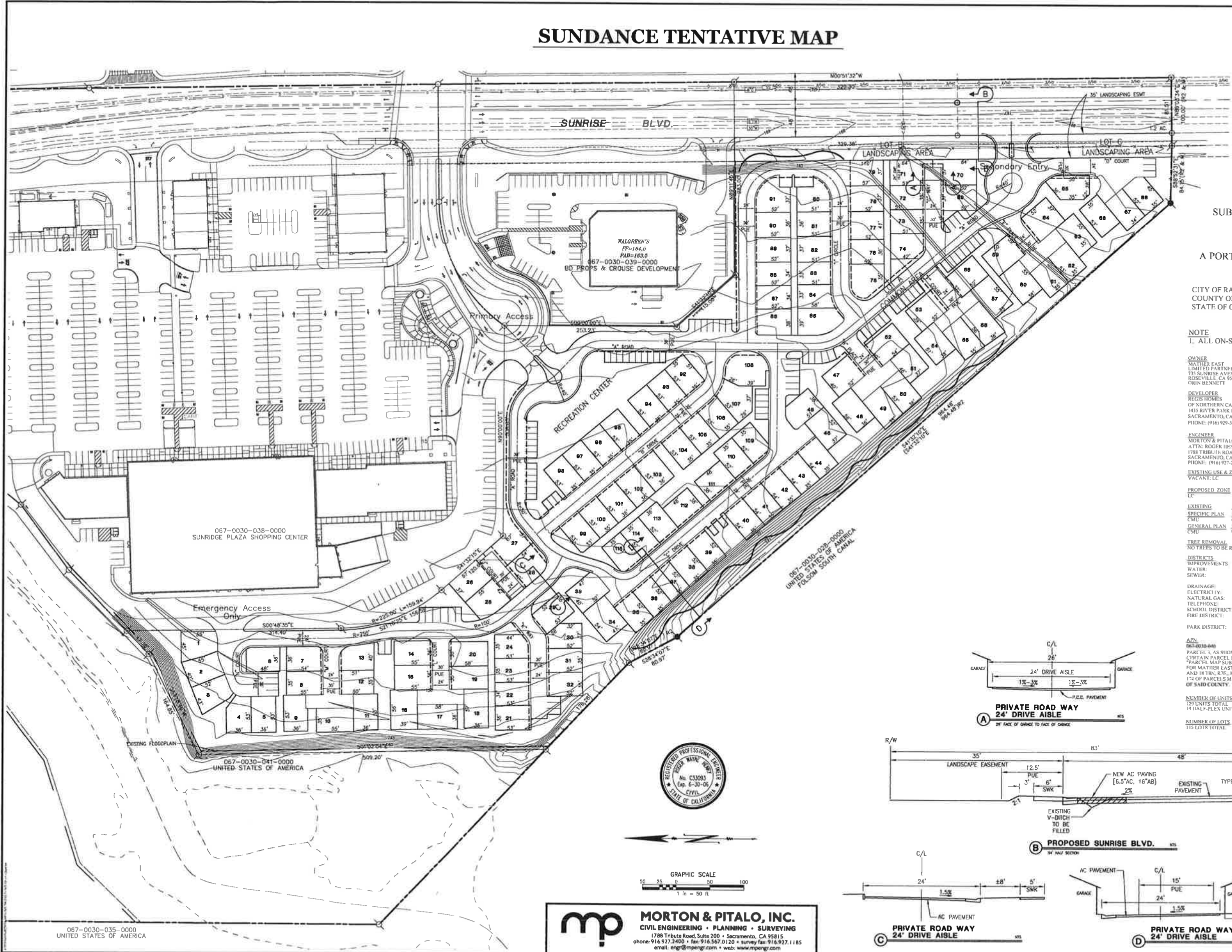
Proposed Sundance Subdivision Agency Review and Comments

Staff received comments from the Sacramento Metropolitan Air Quality Management District and Walk Sacramento regarding the proposed Sundance subdivision design. Please see **Attachment 3: Sacramento Metropolitan Air Quality Management District and Walk Sacramento Comment Letters**. Both agencies recommend that the subdivision design include sidewalks for pedestrian connection.

ATTACHMENT(S)

1. Approved Sundance Subdivision Map
2. Proposed Sundance Subdivision Map
3. Agency Comment Letters

SUNDANCE TENTATIVE MAP



SUBDIVISION NO. RC-03-004
FOR
SUNDANCE
A PORTION OF SECTION 7 AND 18
T8N, R7E, M.D.M

CITY OF RANCHO CORDOVA
COUNTY OF SACRAMENTO
STATE OF CALIFORNIA
JANUARY 2005

NOTE
1. ALL ON-SITE DRIVES ARE PRIVATE.

OWNER
MATTIE EAST
LIMITED PARTNERSHIP
735 SUNRISE AVENUE, SUITE 220
ROSEVILLE, CA 95661
ORIN BENNETT

DEVELOPER
REGIS HOMES
OF NORTHERN CALIFORNIA
1435 RIVER PARK DR, SUITE 115
SACRAMENTO, CA 95815
PHONE: (916) 929-3193

ENGINEER
MORTON & PITALO INC.
ATTN: ROGER DENRY
1788 TRIBUTE ROAD, SUITE 200
SACRAMENTO, CA 95815
PHONE: (916) 927-2400

EXISTING USE & ZONE
VACANT, LC

PROPOSED ZONE
LC

EXISTING	PROPOSED
SPECIFIC PLAN	SPECIFIC PLAN
CMU	CMU
GENERAL PLAN	GENERAL PLAN
CMU	CMU

TREE REMOVAL
NO TREES TO BE REMOVED

DISTRICTS
IMPROVEMENTS

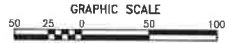
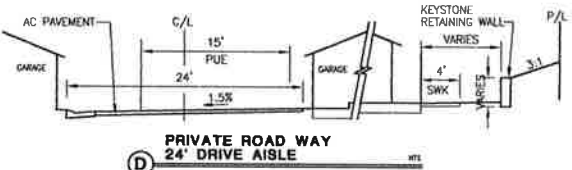
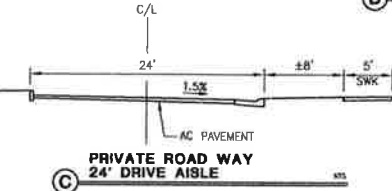
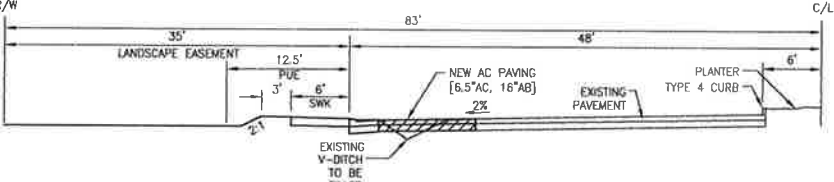
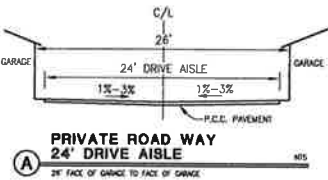
WATER:	SACRAMENTO COUNTY STANDARDS
SEWER: <td>SACRAMENTO COUNTY WATER AGENCY</td>	SACRAMENTO COUNTY WATER AGENCY
DRAINAGE: <td>SACRAMENTO REGIONAL COUNTY</td>	SACRAMENTO REGIONAL COUNTY
ELECTRICITY: <td>SANITATION DISTRICT</td>	SANITATION DISTRICT
NATURAL GAS: <td>SACRAMENTO COUNTY WATER RESOURCES</td>	SACRAMENTO COUNTY WATER RESOURCES
TELEPHONE: <td>S.M.U.D.</td>	S.M.U.D.
SCHOOL DISTRICT: <td>PACIFIC GAS & ELECTRIC</td>	PACIFIC GAS & ELECTRIC
FIRE DISTRICT: <td>SBC</td>	SBC
PARK DISTRICT: <td>CORDOVA UNIFIED</td>	CORDOVA UNIFIED
	SACRAMENTO COUNTY METROPOLITAN
	FIRE PROTECTION DISTRICT
	CORDOVA REC. & PARK DISTRICT

APN
067-0030-000

PARCEL 3, AS SHOWN ON THAT
CERTAIN PARCEL MAP ENTITLED
"PARCEL MAP SUBDIVISION NO. RC-03-004
FOR MATTIE EAST A PORTION OF SECTION 7
AND 18, T8N, R7E, M.D.M." RECORDED IN BOOK
174 OF PARCEL MAPS, AT PAGE 15, RECORDS
OF SAID COUNTY.

NUMBER OF UNITS	AREA
129 UNITS TOTAL	11.34 AC GROSS
14 HALF-PLEX UNITS	12.03 AC NET

NUMBER OF LOTS
115 LOTS TOTAL



mp MORTON & PITALO, INC.
CIVIL ENGINEERING • PLANNING • SURVEYING
1788 Tribute Road, Suite 200 • Sacramento, CA 95815
phone: 916.927.2400 • fax: 916.927.0120 • survey fax: 916.927.1185
email: eng@mpeng.com • web: www.mpeng.com

067-0030-035-0000
UNITED STATES OF AMERICA

JOB NO. 03-0176-00



SUNDANCE

SITE DEVELOPMENT EXHIBIT FOR CITY COUNCIL DISCUSSION

SEPTEMBER 18, 2017



MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
Folsom • Sacramento • Fresno
75101 Point Road, Suite #120
Folsom, CA 95630
phone: (916) 984-7621
survey email: slaking@mpengr.com • web: www.mpengr.com



September 1, 2017

SENT VIA E-MAIL

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

RE: Sundance Tentative Subdivision Map, Special Development Permit, and Development Agreement Amendment

Dear Ms. Cowles,

The Sacramento Metropolitan Air Quality Management District (SMAQMD) thanks the City of Rancho Cordova for the opportunity to evaluate the Sundance Tentative Subdivision Map (TSM), Special Development Permit, and Development Agreement Amendment. As a reminder, the SunRidge Specific Plan Emission Reduction Measure (ERM) amendments approved in April 2015 apply to this project. These ERM updates are updates to the SunRidge Specific Plan's air quality mitigations pursuant to the California Environmental Quality Act (CEQA).

The ERM's discussed below are ones that are particularly relevant to the TSM, and where TSM inconsistencies may exist. For all ERM's, please refer to the April 2015 *CEQA Addendum: Replacement Measures for Emission Reduction Measures for the SunRidge Specific Plan EIR*. Many of the other ERM's would be implemented during future stages of project development and implementation, including measures for tree shading, intersection improvements, and other features.

Measure #19, Street Grid

This measure calls for multiple and / or direct multi-modal access (i.e. minimize use of cul-de-sacs, meandering streets, etc.) throughout the project. This measure requires a connectivity factor of .85 (Connectivity factor refers to the ratio of intersections to cul-de-sacs. Please see SMAQMD's *Recommended Guidance for Land Use Emission Reductions* v.2.5 for more information.)

Please note that the two cul-de-sacs central to the project site ("D" Court and "C" Court) are not consistent with this measure. The project cannot meet the .85 connectivity factor requirement with both of these cul-de-sacs in place.

Measure #5 Pedestrian Network

This measure calls for multiple and / or direct pedestrian access between complementary land uses throughout the project. It calls for project design that includes a designated pedestrian route interconnecting all internal uses, adjacent uses, pedestrian facilities and streets both internal and contiguous to the planning area. It stipulates that the project proponent shall provide information demonstrating compliance upon request, including a narrative description and a scaled map that graphically depicts the pedestrian route.

Please note that to comply with this measure, the project must provide direct pedestrian routes to the shopping center adjacent to the north. The TSM routing package should clearly show pedestrian routes from the project's residential uses to the shopping center. Additionally, the project abuts the Folsom South Canal and associated paths, but it is not clear how residents would access the paths. The TSM routing package should clearly show pedestrian connections between the project area and the Folsom South Canal paths.

This measure calls for several specific provisions, including sidewalks. It stipulates that SunRidge Specific Plan sidewalk standards are guidelines for minimum widths, and sidewalks on collector and arterial roadways feature vertical curbs. *The TSM routing package does not show sidewalks – please note that the project must have sidewalks with vertical curbs as prescribed to be consistent with this measure.*

Measure #6 Pedestrian Barriers Minimized

This measure calls for site design and building placement to minimize barriers to pedestrian access and interconnectivity. Under this measure, physical barriers such as walls, berms, landscaping and slopes between residential and non-residential uses that impede bicycle or pedestrian circulation are eliminated. Comments for measure #5 above apply in evaluating project consistency with this measure.

Retail Loading Zone Near Residential Uses

Based on a review of the TSM and plans for the shopping center adjacent to the north, it appears that this project places residential uses near to retail truck loading zones. We recommend working with the retail uses, if possible, to incorporate measures to minimize diesel particulate matter from idling diesel trucks there, as a protective measure for the project's residential uses. Measures would include signs and other instruction that trucks in the loading area are not to leave their engines idling. We also recommend installation of electrical hookups for delivery trucks, which give truck operators the ability to shut off their main engines during the unloading process and maintain power to the refrigeration systems in the trucks. Finally, we recommend planting vegetation that reduces the concentration of pollutants in the area, and using indoor high efficiency filtration for the residential units, as described in the [California Air](#)

Resources Board's Strategies to Reduce air Pollution Exposure Near High-Volume Roadways.

General Comments

All projects are subject to SMAQMD rules and regulations in effect at the time of construction. The attached document describes SMAQMD rules which may apply to this project whether the air quality impacts are determined to be significant or not. If you have additional questions or require further assistance, please contact me at mwright@airquality.org or 916-874-4207

Sincerely,

A handwritten signature in black ink that reads "Molly Wright". The signature is written in a cursive, flowing style.

Molly Wright, AICP
Air Quality Planner / Analyst

Attachment: SMAQMD Rules and Regulations Statement

Cc: Paul Philley, Program Supervisor, SMAQMD

SMAQMD Rules & Regulations Statement (revised 1/2017)

*The following statement is recommended as standard condition of approval or construction document language for **all** development projects within the Sacramento Metropolitan Air Quality Management District (SMAQMD):*

All projects are subject to SMAQMD rules in effect at the time of construction. A complete listing of current rules is available at www.airquality.org or by calling 916.874.4800. Specific rules that may relate to construction activities or building design may include, but are not limited to:

Rule 201: General Permit Requirements. Any project that includes the use of equipment capable of releasing emissions to the atmosphere may require permit(s) from SMAQMD prior to equipment operation. The applicant, developer, or operator of a project that includes an emergency generator, boiler, or heater should contact the SMAQMD early to determine if a permit is required, and to begin the permit application process. Other general types of uses that require a permit include, but are not limited to, dry cleaners, gasoline stations, spray booths, and operations that generate airborne particulate emissions.

Portable construction equipment (e.g. generators, compressors, pile drivers, lighting equipment, etc.) with an internal combustion engine over 50 horsepower is required to have a SMAQMD permit or a California Air Resources Board portable equipment registration (PERP) (see Other Regulations below).

Rule 402: Nuisance. The developer or contractor is required to prevent dust or any emissions from onsite activities from causing injury, nuisance, or annoyance to the public.

Rule 403: Fugitive Dust. The developer or contractor is required to control dust emissions from earth moving activities, storage or any other construction activity to prevent airborne dust from leaving the project site.

Rule 414: Water Heaters, Boilers and Process Heaters Rated Less Than 1,000,000 BTU PER Hour. The developer or contractor is required to install water heaters (including residence water heaters), boilers or process heaters that comply with the emission limits specified in the rule.

Rule 417: Wood Burning Appliances. This rule prohibits the installation of any new, permanently installed, indoor or outdoor, uncontrolled fireplaces in new or existing developments.

Rule 442: Architectural Coatings. The developer or contractor is required to use coatings that comply with the volatile organic compound content limits specified in the rule.

Rule 453: Cutback and Emulsified Asphalt Paving Materials. This rule prohibits the use of certain types of cut back or emulsified asphalt for paving, road construction or road maintenance activities.

Rule 460: Adhesives and Sealants. The developer or contractor is required to use adhesives and sealants that comply with the volatile organic compound content limits specified in the rule.

Rule 902: Asbestos. The developer or contractor is required to notify SMAQMD of any regulated renovation or demolition activity. Rule 902 contains specific requirements for surveying, notification, removal, and disposal of asbestos containing material.

Other Regulations (California Code of Regulations (CCR))

17 CCR, Division 3, Chapter 1, Subchapter 7.5, §93105 Naturally Occurring Asbestos: The developer or contractor is required to notify SMAQMD of earth moving projects, greater than 1 acre in size in areas “Moderately Likely to Contain Asbestos” within eastern Sacramento County. The developer or contractor is required to comply with specific requirements for surveying, notification, and handling soil that contains naturally occurring asbestos.

13 CCR, Division 3, Chapter 9, Article 5, Portable Equipment Registration Program: The developer or contractor is required to comply with all registration and operational requirements of the portable equipment registration program such as recordkeeping and notification.

13 CCR, Division 3, Chapter 9, Article 4.8, §2449(d)(2) and 13 CCR, Division 3, Chapter 10, Article 1, §2485 regarding Anti-Idling: Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes. These apply to diesel powered off-road equipment and on-road vehicles, respectively.



9/1/2017

VIA EMAIL

June Cowles
City of Rancho Cordova Planning Department
2729 Prospect Park Drive
Rancho Cordova, CA 95670

RE: Sundance (DD9708)

Dear Ms. Cowles:

WALKSacramento has reviewed the routing for Sundance (DD9708) and we offer the following comments.

Sundance is proposed for a site immediately adjacent to Sunridge Plaza neighborhood shopping center and the Folsom South Canal regional bike trail. Sunridge Plaza, which has over 90,000 square feet of tenant space, including a 40,000 square foot Raley's, is less than a 1/4-mile from the furthest point in Sundance and should be able to serve the daily and weekly needs of Sundance residents. The bike trail along the Folsom South Canal, which could provide access to employment, recreation and other destinations in Rancho Cordova, is less than 400 feet from the Sundance site.

Unfortunately, design elements of the Sundance site plan will discourage people from walking to Sunridge Plaza neighborhood shopping center and prevent bicyclists from accessing the Folsom South Canal bicycle trail.

The private drive aisles and courts in Sundance are proposed to be 30' wide, parking on one side, and no sidewalks. The project seems to depend upon "shared streets" for circulation, but there are several problems with the design. Pedestrians will need to walk in the street along with auto and bicycle traffic. If autos are limited to 5-mph travel speeds, adult pedestrians may be able to integrate with the autos safely, but children may be at much greater risk. The site drawings and project description do not give any indication, other than two 10'-radius curb returns at 'C' Court, of traffic calming features or programs to ensure the safe mixing of pedestrians and autos.

Further compounding the safety risks for pedestrians is the minimal transition in environments that drivers will experience as they approach Sundance. There are two vehicular entrances into Sundance. Each entry way is off of Sunrise Boulevard, a five- to six-lane thoroughfare with a 55-mph speed limit. The main entrance to Sundance will be less than 350 feet from Sunrise Boulevard via a four-lane section of Herodian Drive. The secondary entrance will be at Sunrise Boulevard. Expecting drivers to transition from 55 mph to 5 mph in seconds or tens of seconds is unrealistic.

It doesn't appear there will be much room for trees on the lots, after accounting for driveways and front door walkways. The ten to twenty feet of width left in the front yards may accommodate ornamental trees, but it seems improbable that large trees will be planted to shade the pedestrian path on the drive aisles and courts. Shade trees are important, not only for

the shade they provide and the value they add to property, but they can also contribute to lower traffic speed.

The previous discussion is premised on the assumption that residents will be able to easily walk from their front door to the street. However, since sidewalks and accompanying curb ramps aren't provided, residents that have temporary or permanent mobility or vision impairments may have trouble negotiating the rolled curbs at the edges of the drive aisles and courts.

Lastly, the routing drawings do not show a connection to the bike trail along the Folsom South Canal. Access to the bike trail would be valuable to commuting and recreational bicyclists, and it would be desirable to pedestrians for recreation and exercise.

WALKSacramento is working to support increased physical activity such as walking and bicycling in local neighborhoods as well as helping to create community environments that support walking and bicycling. The benefits include improved physical fitness, less motor vehicle traffic congestion, better air quality, and a stronger sense of cohesion and safety in local neighborhoods.

Thank you for your consideration of these comments and recommendations. If you have questions or need additional information, please don't hesitate to contact me.

Sincerely,

Chris Holm
Project Manager

Attachment: Development Checklist for Biking and Walking

DEVELOPMENT CHECKLIST for BIKING and WALKING

*Prepared by WALKSacramento and SABA (Sacramento Area Bicycle Advocates)
September 2012*

This checklist is provided to give an indication of design, engineering, and policy elements that we consider when reviewing development projects.

POLICIES

- ☐ Walking and biking is a priority
- ☐ Adopted a policy to develop a full multi-modal and ADA accessible transportation system

Project Review and Comment

POLICY CONSIDERATIONS

- ☐ Pedestrian Master Plan
- ☐ Bicycle Master Plan
- ☐ Regional Blueprint
- ☐ Regional Blueprint Consistent General Plans
- ☐ Adopted Climate Action Plans
- ☐ Subdivision ordinances to support pedestrian and bicycle access and safety
- ☐ Zoning ordinance to support pedestrian and bicycle access and safety

ENGINEERING

- ☐ SIDEWALKS & BIKELANES ON BOTH SIDES OF MAJOR ROADWAYS
 - ☐ Pedestrian Level of Service "C" or better on arterials
 - ☐ Bicycle Level of Service "C" or better on arterials
- ☐ SAFE CROSSINGS FOR PEDESTRIANS
 - ☐ every 300-600 feet on major arterials
 - ☐ well lit, marked crosswalks
 - ☐ audible signals & count-down signals
 - ☐ median refuge islands
- ☐ SPEED MANAGEMENT
 - ☐ Speed limits based on safety of pedestrians and bicyclists
 - ☐ Implement "road diets" where there is excess lane capacity
- ☐ STREET DESIGN STANDARDS
 - ☐ Maximize pedestrian and bicyclist safety
 - ☐ Sidewalks buffered by trees and landscaping on major arterials
 - ☐ Vertical curbs
 - ☐ 5' minimum sidewalk widths, 8' in front of schools
 - ☐ 6' minimum bike lanes on busy streets

- ❑ INTERSECTIONS
 - Median refuge islands for pedestrians
 - Signal timing to enable safe passage
 - Signal detection for bicyclists
 - Crossings on all 4 legs of intersections
- ❑ ELIMINATE BARRIERS
 - Freeway, railroad, river and creek crossings
 - Obstructions in sidewalks and bike lanes

NEW DEVELOPMENT – REQUIRE

- ❑ Walking & bicycling circulation plans for all new development
- ❑ Direct and convenient connections to activity centers, including schools, stores, parks, transit
- ❑ Mixed uses and other transit supporting uses within ¼ mile of light rail stations or bus stops with frequent service
- ❑ Minimum width streets
- ❑ Maximum block length of 400'
- ❑ 4-lane maximum for arterials; Recommend 2 lanes wherever possible

NEW DEVELOPMENT – DISCOURAGE

- ❑ Cul-de-sacs (unless it includes bike/ped connections)
- ❑ Gated and/or walled communities
- ❑ Meandering sidewalks
- ❑ Inappropriate uses near transit (gas stations, drive-thru restaurants, mini storage and other auto dependent uses)

BUILDINGS – REQUIRE

- ❑ Direct access for pedestrians from the street
- ❑ Attractive and convenient stairways
- ❑ Bicycle parking – long & short term
- ❑ Shower & clothing lockers

OLDER NEIGHBORHOODS

- ❑ Improve street crossings
- ❑ Reduce speeds
- ❑ Provide new connections
- ❑ Create short cuts for walkers and bicyclists by purchase of properties or other means
- ❑ Provide sidewalks on both sides of major streets

Policy Review and Comment

ENFORCEMENT & MAINTENANCE

- ❑ Enforce speed limits
- ❑ Enforce crosswalk rules – conduct crosswalk sting operations
- ❑ Enforce restrictions against parking on sidewalks
- ❑ Enforce bicycle rules including riding with traffic, lights at night, stopping at red lights
- ❑ Implement CVC 267 setting speed limits based on pedestrian and bicyclist safety
- ❑ Sweep streets and fix hazards
- ❑ Repair and replace broken sidewalks

EDUCATION

- ❑ Train staff on pedestrian and bicycle facility design.
- ❑ Train development community about pedestrian and bicycle planning and safety issues
- ❑ Bicycle skills training

FUNDING

- ❑ Include pedestrian and bicycle facilities in capital improvement programs
- ❑ Include pedestrian and bicycle facilities as a part of roadway widening and improvement projects
- ❑ Support Measure A pedestrian and bicycle facility allocation
- ❑ Set priorities based on safety and latent demand
- ❑ SACOG Community Design grants & Bike/Ped grants
- ❑ California Bicycle transportation Account
- ❑ Safe Routes to School

www.walksacramento.org

WALKSacramento
909 12th Street, Suite 203
Sacramento, CA 95814
(916) 446-9255

www.sacbike.org

Sacramento Area Bicycle Advocates
909 12th Street, Suite 116
Sacramento, CA 95814
(916) 444-6600

SUNDANCE

September 18, 2017

MEETING GOALS

- Obtain direction from City Council on proceeding forward with the project as currently proposed without sidewalks.

SUNDANCE BACKGROUND

- 12.03 acre site within the Sunridge Specific Plan.
- Sundance subdivision approved in 2005:
 - 130 single family units – 102 detached & 28 half-plex units
 - Paseo connections
 - Gated complex
 - Private street

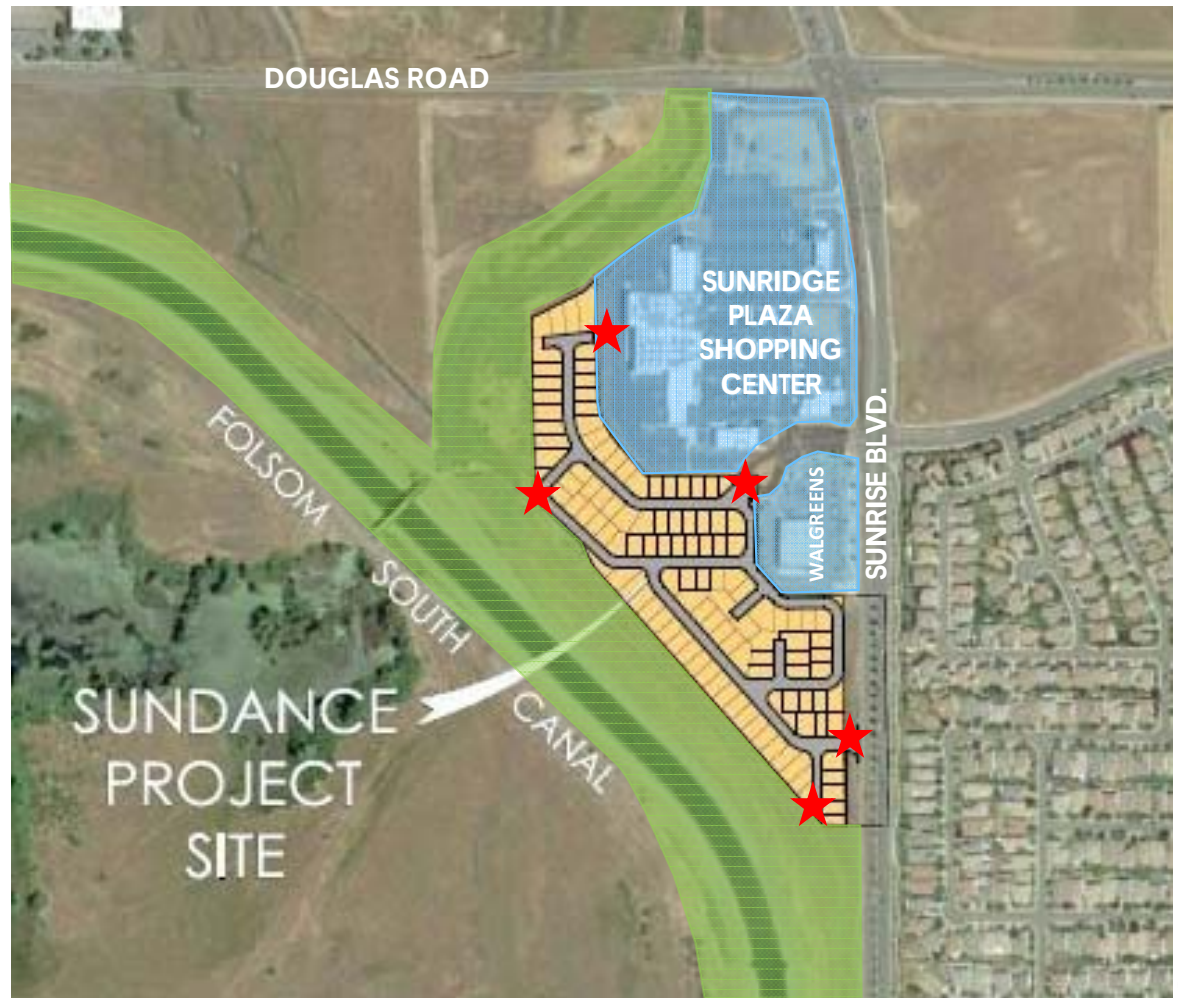
SUNDANCE 2006 TENTATIVE SUBDIVISION MAP





ITEMS FOR CONSIDERATION

- Sunridge Specific Plan emphasizes pedestrian and bicycle connectivity to reduce reliance on automobiles.
- Overall connectivity
- No proposed sidewalks = pedestrians walking in the street.
- Parking on one side = dense on street parking and parking in driveways.
- Vehicle/Pedestrian conflicts.



6

VEHICLE/PEDESTRIAN CONFLICT AREA



- Pedestrians entering the neighborhood from Sunrise would not have a safe path of travel into the site.
- Vehicles making sharp turns or entering at an unsafe speed could come into contact with pedestrians.





SUMMARY

- Should the project proceed forward without sidewalks or should sidewalks or some other form of a pedestrian trail or paseo be incorporated into the project site?

THANK YOU

MEMORANDUM

DATE: September 18, 2017

TO: Honorable Mayor and Council Members

FROM: June Cowles, Senior Planner



SUBJECT: DISCUSSION AND DIRECTION ON FUTURE ZONING AND DEVELOPMENT FOR 11650 DOUGLAS ROAD.

RECOMMENDATION

Receive report and direct staff on future zoning and development for 11650 Douglas Road.

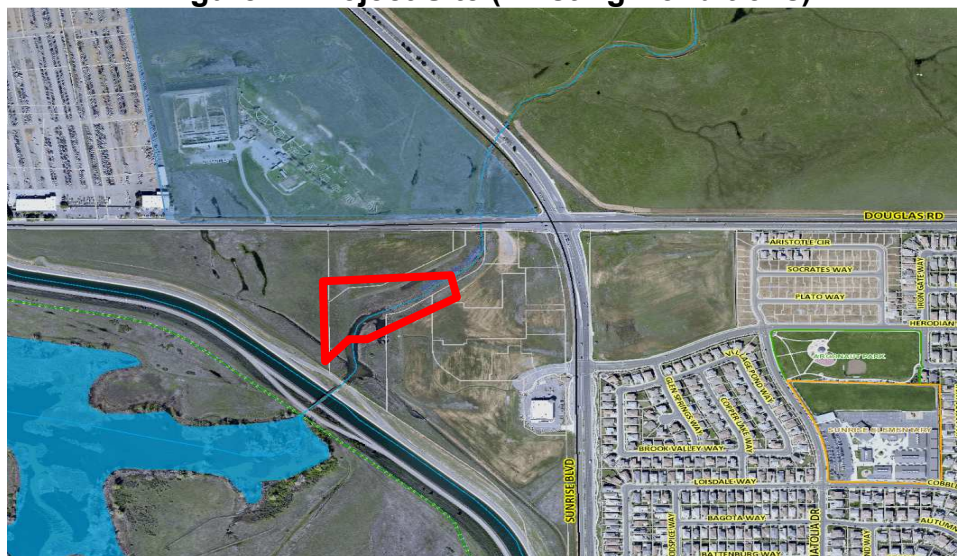
RESULT OF RECOMMENDED ACTION

Receive direction from City Council and possibly work with the property owner on a rezone or General Plan Amendment.

BACKGROUND:

The 4.38 acre site is currently zoned Light Industrial (M-1) with a Commercial Mixed Use General Plan designation. The property owner's representative contacted City staff to discuss future development of the site. A self-storage facility was proposed in 2014. The site is not within the Sunridge Specific Plan because the site did not have a Development Agreement in place at the time of a court ruling which held that the specific plan approved by Sacramento County did not apply unless a development agreement was in place. The site is south of the Cordova Recreation Park District owned site that is leased to an outdoor gun range, north of the preservation conservation area and Folsom South Canal, west of the Sunridge Shopping Center and the sewer lift station, and east of an undeveloped site with wetlands, owned by United States of America **Figure 1 and 2: Location and Existing Conditions.**

Figure 1: Project Site (Existing Conditions)



**Figure 2: Existing Conditions
(Aerial)**



(Picture from Douglas Road)



Surrounding Land Use:

The following Table provides the current use, General Plan/Community Plan, and zoning.

Table 1: Surrounding Designations and Existing Uses and Figure 3: Zoning Map.**Table 1: Surrounding Designations and Existing Uses**

Location	Existing Use	General Plan Designation	Zoning Designation
11650 Douglas Road	Undeveloped land	Commercial Mixed Use (CMU)	Light Industrial (M-1)
North	CRPD land Outdoor Gun Range	Sunrise Boulevard South Planning Area	Park Open Space (POS/H)
East	Sunridge Shopping Center	Commercial Mixed Use (CMU)	General Commercial (GC)
South	Preservation stream corridor	Commercial Mixed Use (CMU)	Park Open Space Sunridge Specific Plan (POS SDSP)
West	Undeveloped land/wetlands	Public/Quasi Public (P/QP)	Light Industrial (M-1)

Project Site

Figure 3: Current Zoning Map

EXISTING SITE DESCRIPTION:

The property owner is requesting the City provide direction on the future development for the site located at 11650 Douglas Road. The site is surrounded with preservation area to the east, south and west. The site is covered with grass and is fairly flat with a slope towards the existing creek that is located south of the site. Past the preservation area to the east is the Sunridge Shopping Center and to the south is a proposed small lot residential subdivision.

To the north is the Cordova Recreation Park District land that is currently leased to the Cordova Shooting Center that includes outdoor ranges with hours of operation as follows: **Table 2: Cordova Shooting Center Hours of Operation.**

Table 2: Cordova Shooting Center Hours of Operation

Days	Mon, Tues, Thursday, Friday, and Sunday	Wednesday	Saturday
Hours of operation	10:00am to 5:00pm	10:00am to 8:00pm	9:00am to 5:00pm

According to the Cordova Shooting Center website the business offers Rifle and pistol ranges and Skeet and trap ranges. The ranges are lighted for night time shooting.

The property owner representative discussed with staff the possibility of residential Multi-family zoning district. Due to the existing Cordova Shooting Center to the north a noise study would be required.

Traffic and Access:

Douglas Road is currently a 2-lane road. Future Douglas Road plans include a 6-lane road. It is anticipated that if the site developed that an additional right-of-way dedication would be required and that a full access driveway could be located on the western portion of the site. A driveway along the eastern portion of the site would be a right-in right-out driveway.

11650 Douglas Road

September 18, 2017

Future Zoning and Development

June Cowles, Senior Planner

Project Request

The property owner is requesting direction on the appropriate zoning and future development for 11650 Douglas Road, specifically a change from industrial to multi-family.

Site Location



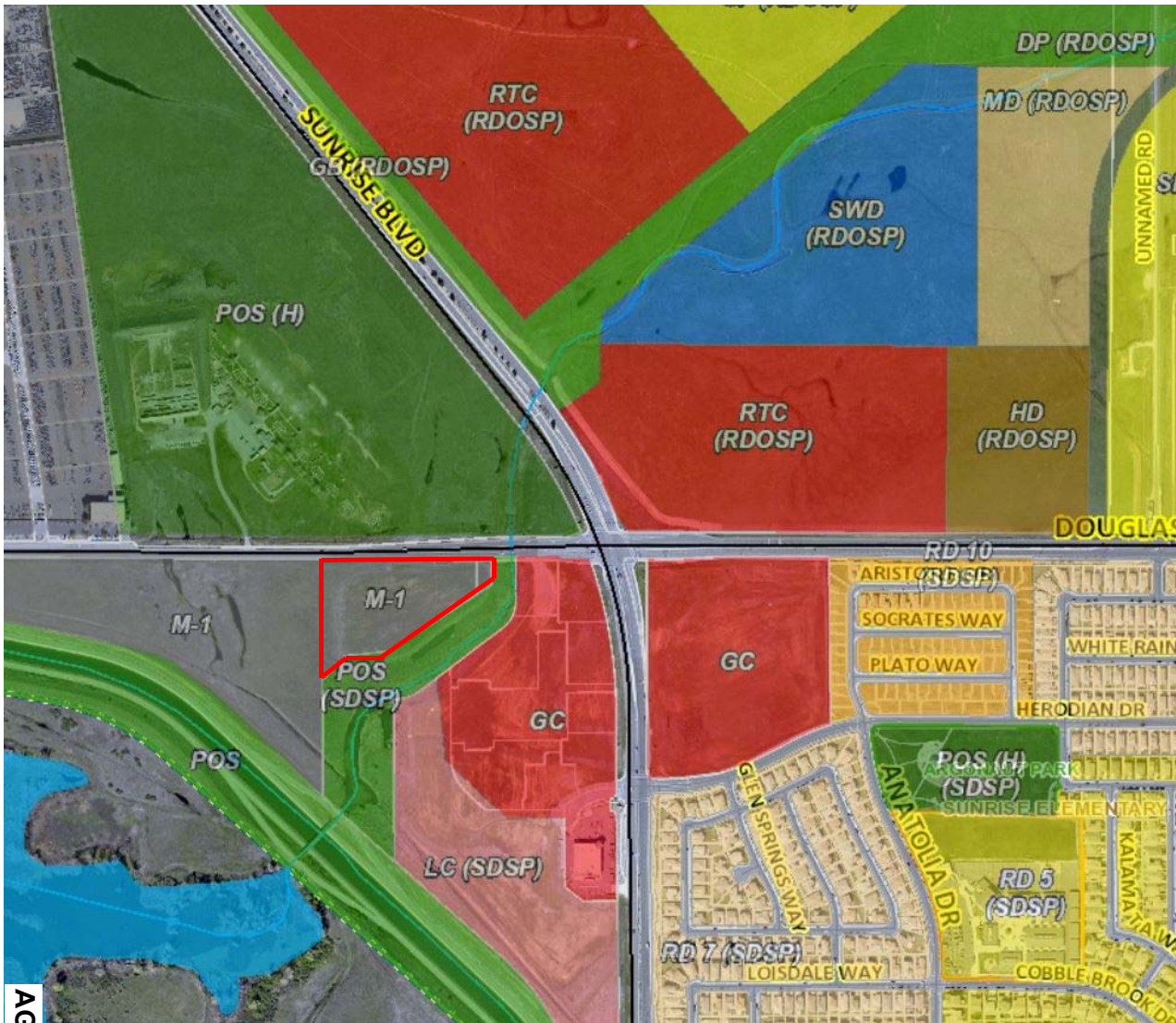
Site Location



View from Douglas



Zoning Map



Summary

The property owner is requesting direction on the appropriate zoning and future development for 11650 Douglas Road, specifically a change from industrial to multi-family.

Questions

Additional Plans

MEMORANDUM

DATE: September 18, 2017

TO: Honorable Mayor and Council Members

FROM: Albert Stricker, Public Works Director
Megan Siren, Senior Public Works Analyst



SUBJECT: ADOPT RESOLUTION 121-2017 AMENDING THE FISCAL YEAR 2017-19 BUDGET AND CAPITAL IMPROVEMENT PLAN TO INCLUDE THE SENATE BILL 1 PROJECT LIST RELATED TO ROAD MAINTENANCE FUNDING.

RECOMMENDATION

Adopt Resolution No. 121-2017 amending the Fiscal Years 2017-19 Adopted Budget and Capital Improvement Plan to include the Senate Bill 1 Project List with the project useful life and project schedule.

RESULT OF RECOMMENDED ACTION

Adoption of this resolution will allow the City to receive Senate Bill 1 Road Maintenance and Rehabilitation Account funding for the 2017 Street Rehabilitation and Sunrise Boulevard Rehabilitation – Phase 1 projects.

BACKGROUND

On April 28, 2017, Governor Brown signed Senate Bill 1 (SB 1), also known as the Road Repair and Accountability Act (RRAA) of 2017. SB 1 was enacted to address basic road maintenance, rehabilitation, and critical safety needs on both the state highway and local street and roads systems. The source of revenue is generally increased State taxes and fees on fuel and vehicle licensing.

Beginning November 1, 2017, the State Controller will deposit generated funds into the newly created Road Maintenance and Rehabilitation Account (RMRA). A portion of RMRA funds will be distributed annually to eligible cities and counties for basic road maintenance, rehabilitation, and critical safety projects on the local streets and road systems. The City's allocation is estimated to be \$407,954 for Fiscal Year 2017-18 and \$1,223,790 for Fiscal Year 2018-19.

In order to be considered for funding in Fiscal Year 2017-18 and forward, agencies must provide a proposed list of projects to the California Transportation Commission by October 16, 2017 and annually in October of each year. Two projects are listed in the approved five-year CIP to be funded through RMRA funds in the 17/18 and 18/19 fiscal years: 1) The 2017 Street Rehabilitation Project in Cordova Meadows and; 2) Sunrise Boulevard Rehabilitation – Phase 1.

RMRA guidelines require that listed projects shall be adopted in the agencies' budgets and include the infrastructure service life, project description, project location and proposed

schedule. The previously mentioned projects are included in the City's adopted budget. However, the service life was not included at the time of adoption because the RMRA guidelines had not been established at the time. The expected service life of these infrastructure maintenance projects is approximately 20 years after completion. The purpose of this resolution is to amend the Fiscal Year 2017-19 Budget to include the SB 1 list including service life for the 2017 Street Rehabilitation and Sunrise Boulevard Rehabilitation – Phase 1 projects.

FISCAL IMPACT

There is no fiscal impact of approving the SB 1 Project List and amending the Fiscal Year 2017-19 Budget, as the funds were already anticipated in the adopted budget. The adoption of the SB 1 Project List will ensure that the City is eligible for the new Senate Bill 1 RMRA funding.

ATTACHMENTS

1. Senate Bill 1 Project List
2. Resolution 121-2017

FY 2017-18 & FY 2018-19 Senate Bill 1 Project List

FY 2017/18 Project:

Project Title: 2017 Street Rehabilitation (CP15-2156) - (Reference Page Section II: 79 in Adopted Budget and CIP)

Description: This project will rehabilitate the roadways within the Cordova Meadows neighborhood. This project will also include sidewalk upgrades/repairs and storm drain upgrades as necessary.

Project Schedule:

- Construction: July - November 2017

Estimated Useful Life: 20 Years

FY 2018/19 Project:

Project Title: Sunrise Boulevard Rehabilitation – Phase I (CP18-2187) - (Reference Page Section II: 107 in Adopted Budget and CIP)

Description: This project will rehabilitate Sunrise Boulevard from Folsom Boulevard to Citrus Road. The project will also include sidewalk upgrades/repairs and storm drain upgrades as necessary.

Project Schedule:

- Design/Environmental: October 2017 - June 2018
- Construction: June – October 2018

Estimate Useful Life: 20 Years

CITY OF RANCHO CORDOVA

RESOLUTION NO. 121-2017

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AMENDING THE 2017-2019 BUDGET AND CAPITAL IMPROVEMENT PLAN TO INCLUDE
THE SENATE BILL 1 ROAD MAINTENANCE PROJECT LIST**

WHEREAS, Senate Bill 1 (SB 1, 2017-2018, Beall) established a State Road Maintenance and Rehabilitation Account to address deferred maintenance on the state highway system and on the local street and road system; and

WHEREAS, SB 1 established requirements for holding local governments accountable for the efficient use of public funds to maintain public streets and roads; and

WHEREAS, SB 1 requires that eligible cities submit a list of projects proposed to be funded, pursuant to an adopted city budget, to the California Transportation Commission per criteria and per a schedule established by the Commission; and

WHEREAS, On June 5th, 2017 City Council approved the 5-Year CIP including the 2017 Street Rehabilitation and Sunrise Boulevard Rehabilitation – Phase 1 projects; and

WHEREAS, the attached SB 1 Project List identifies the previously approved projects and adds the useful service life for purposes of complying with SB 1 requirements for fiscal years 2017-18 and 2018-19.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA hereby amends the Fiscal Year 2017-2019 Budget and Capital Improvement Plan to include the SB 1 Project List attached hereto as Attachment 1.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 18th day of September, 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Donald Terry, Mayor

ATTEST:

Stacy Leitner, City Clerk