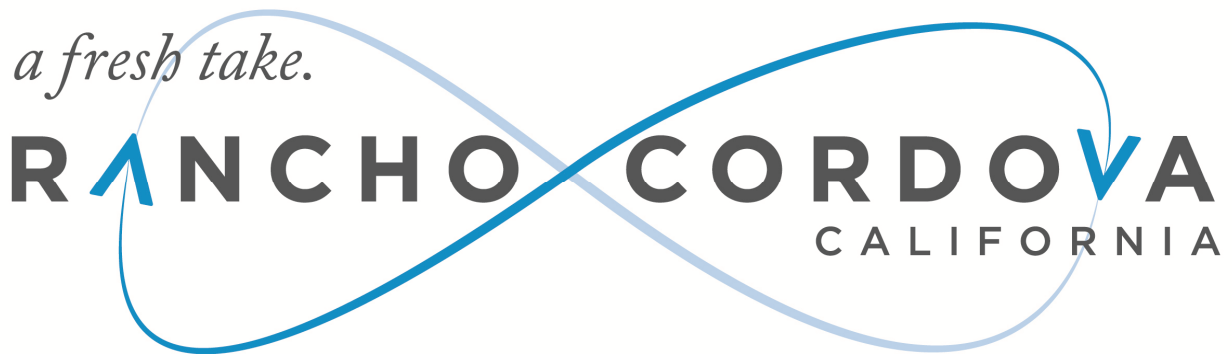


CITY OF RANCHO CORDOVA



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

Monday, August 01, 2016

5:30 PM – Regular Meeting

AGENDA

David Sander, Mayor

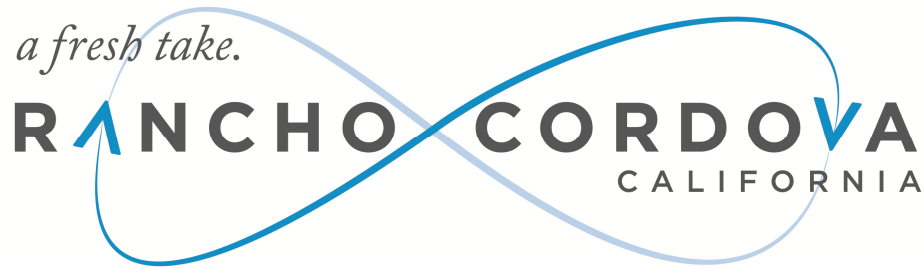
Donald Terry, Vice Mayor

Linda Budge, Council Member

Robert J. McGarvey, Council Member

Dan Skoglund, 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, August 01, 2016

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

AGENDA

1. REGULAR MEETING - CALL TO ORDER / ROLL CALL

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

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

Mike Hughes from United Methodist Church of Rancho Cordova will give the invocation.

5. PRESENTATIONS

- 5.1 Presentation of Certificates of Recognition to PRO Youth and Families (formerly People Reaching Out) Youth @ City Council and Youth Leadership Academy Students.
- 5.2 Community Enhancement Fund Grant Check Presentations.

5.3 Recognition of Council Member McGarvey's Birthday.

6. PUBLIC COMMENT

Citizens wishing to address the Council for any matter on the Consent Calendar or not on the agenda may do so at this time by completing and submitting a 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 unagendized item unless it can be demonstrated to be of an emergency nature or the need to take immediate action arose after the posting of the agenda.

7. COUNCIL REPORTS

8. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

8.1 **Subject:** Meeting Minutes of July 5, 2016 Special and Regular Meeting, July 26 2016 Special Meeting.

Recommendation: Adopt minutes.

8.2 **Subject:** Villages of Zinfandel, Veranda at Stone Creek Residential Subdivision Located on Spoto Drive, Across From Stone Creek Park. The Proposed Project Includes a Rezone From Medium Density to Low Cluster Density, Special Planning Area Amendment, Tentative Subdivision Map and Major Design Review for 163 Single Family Homes.

Recommendation: That Council:

Waive the second reading and adopt Ordinance No. 5-2016 approving amendments to the Zinfandel Special Planning Area; and

Waive the second reading and adopt Ordinance No. 6-2016 approving amendments to the Villages of Zinfandel Development Agreement.

Result of Recommended Action: Adoption of the above-referenced ordinances would permit the construction of 163 single-family homes within the Zinfandel Special Planning Area ("ZSPA") and allow the applicant to submit for Final Maps and necessary building permits to begin construction of the proposed infrastructure and homes.

Staff Report: June Cowles, Senior Planner.

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

8.3 **Subject:** Amendment to the General Plan Natural Resources and Safety Element, Municipal Code, and Zoning Code to Address Changes in State Law Regarding Urban Level of Flood Protection (Senate Bill 5).

Recommendation: Waive the second reading and adopt Ordinance No. 7-2016.

Result of Recommended Action: Adoption of ordinance would bring the City into compliance with recent changes in State law that require local jurisdictions to amend their development standards and define potential flood risks associated with the 200-

year floodplain. No physical changes are proposed with this amendment, as regulations will be amended to incorporate a new 200-year floodplain map and ensure review of development within the floodplain during the entitlement and building permit review process.

Staff Report: Matthew Diaz, Associate Planner.

Advances Goals: 1, 2, 5.

- 8.4 **Subject:** Resolution Increasing the Annual Stormwater Utility Fee for Fiscal Year 2016-17.

Recommendation: Adopt Resolution No. 99-2016.

Result of Recommended Action: Adoption of this Resolution will apply an inflationary adjustment to the Annual Stormwater Utility Fee increasing the rates by 3.2%.

Staff Report: Elizabeth Sparkman, Engineering Manager.

Advances Goal: 5.

- 8.5 **Subject:** Approval of the Annexation Boundary Map for the APG Warehouse Project and Annexation to the City of Rancho Cordova Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance).

Recommendation: Adopt Resolution No. 96-2016.

Result of Recommended Action: Adoption of Resolution No. 96-2016 approves the Annexation Boundary Map. No. 18 for the APG Warehouse Project and Annexation to Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance) (hereinafter "CFD No. 2008-1"). There is no financial impact to existing residents.

Staff Report: Elizabeth Sparkman, Engineering Manager.

Advances Goal: 5.

- 8.6 **Subject:** Resolution of the City Council of the City of Rancho Cordova Making Certain Findings and Determinations Related to, and Accepting, the Fiscal Year 2014-15 Development Impact Fee Report for the AB1600 Development Fees.

Recommendation: Adopt Resolution No. 97-2016.

Result of Recommended Action: Adoption of this resolution approves the annual Development Impact Fee Report prepared in accordance with California Government Code Section 66000, et seq. and ensures the City remains in compliance with AB1600 reporting requirements.

Staff Report: Michelle Mingay, Senior Finance Analyst.

Advances Goal: 5.

9. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

- 9.1 **Subject:** KP International Rear Storage Addition Major Design Review; Project No. DD9603 – Located at 10971 Olson Drive.

Recommendation: Adopt Resolution No. 100-2016.

Result of Recommended Action: Adoption of Resolution No. 100-2016 would grant the applicant's request for a Major Design Review application to construct an 8,520 square foot storage building in the rear of the KP International Shopping Center. This approval will allow the applicant to submit for building permits for the project and proceed with requirements by other departments.

Staff Report: Nicholas Sosa, Assistant Planner.

Advances Goals: 1, 2, 6.

- 9.2 **Subject:** Monier Circle Warehouses Major Design Review Permit; Project No. DD9655 – Located at 3287 Monier Circle.

Recommendation: Adopt Resolution No. 101-2016.

Result of Recommended Action: Approval of Resolution No. 101-2016 would allow construction of two new 9,400 square feet warehouses (18,800 square feet total) with new lighting, landscaping, security fencing, and parking area on an existing outdoor storage yard within a heavy industrial zone located at 3287 Monier Circle. Future tenants would require Planning and Building review prior to occupancy as well as a business license to conduct operations within the City limits.

Staff Report: Matthew Diaz, Associate Planner.

- 9.3 **Subject:** Trinity Gardens Estate Tentative Subdivision Map Extension; Project No. DD9651 – Located at the Northeast Corner of Trinity River Drive and Coloma Road.

Recommendation: Adopt Resolution No. 102-2016.

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

Staff Report: Matthew Diaz, Associate Planner.

Advances Goals: 1, 2, 5.

- 9.4 **Subject:** Resolution Declaring Results of a Property Owner Protest Hearing and Authorizing the Mailing of Property Owner Ballot Relating to the Imposition of the Annual Stormwater Utility Fee for APG Warehouse Project.

Recommendation: Adopt Resolution No. 98-2016.

Result of Recommended Action: Action on this item will declare the results of the property owner protest, and if there exists less than a majority protest, authorize the mailing of a ballot to the property owner to approve the levy of the fee to pay for maintenance of storm drainage and flood protection systems for APG Warehouse Project, and sets 5:30 p.m. on August 15, 2016 as the time and date for the public hearing for the matter.

Staff Report: Elizabeth Sparkman, Engineering Manager.

Advances Goal: 5.

10. PUBLIC HEARING ITEMS

NONE.

11. REGULAR CALENDAR ITEMS

- 11.1 **Subject:** Update on One of the Fiscal Year 2015/2016 Community Enhancement Fund Projects Including Discussion and Direction on the Sunriver Neighborhood Association – Physical Fitness Par Course; this May Result in a Budget Adjustment Being Made.

Recommendation: Staff to provide a status update on one of the fiscal year 2015/2016 Community Enhancement Fund projects that require City Council input and direction.

Result of Recommended Action: Staff will receive and incorporate Council direction to possibly modify a fiscal year 2015/2016 Community Enhancement Fund project and budget amount. This may result in a budget adjustment being made.

Staff Report: Stacy Delaney, Community Enhancement Analyst.

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

- 11.2 **Subject:** Discuss a Proposed Relocation of an Existing Cardroom to a General Commercial (GC) Zone Within the Convention Overlay.

Recommendation: Provide preliminary direction to staff regarding the proposed

project.

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 proposal should a formal application be made.

Staff Report: Matthew Diaz, Associate Planner.

Advances Goals: 1, 2, 6.

- 11.3 **Subject:** Proposed Terms for a Contract Extension With Republic Services for Residential Waste Collection and Recycling Services and Presentation of Options for Continued Service.

Recommendation: Staff recommends that the City Council receive a presentation on the proposed terms of a contract extension with Republic Services for residential waste collection and recycling services and direct staff on how to proceed.

Result of Recommended Action: The staff recommendation will allow staff to proceed with the necessary steps to execute a contract for residential waste collection and recycling services beginning January 1, 2018.

Staff Report: Albert Stricker, Public Works Director, and Steve Harriman, Operations and Maintenance Division Manager.

Advances Goals: 1, 2, 5.

12. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

13. CITY MANAGER'S REPORT

14. ADJOURNMENT

- 14.1 Vice Mayor Terry will adjourn the meeting.

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, June 28, 2016	City Council Special Meeting/Work Session (5:30 PM)
Tuesday , July 5, 2016	City Council Special Meeting/Study Session (4:00 PM) and Regular Meeting (5:30 PM)
Monday, July 18, 2016	City Council Regular Meeting CANCELLED
Tuesday, July 26, 2016	City Council Special Meeting/Work Session (5:30 PM)
Monday, August 1, 2016	City Council Special Meeting/Study Session (4:00 PM) and Regular Meeting (5:30 PM)
Monday, August 15, 2016	City Council Regular Meeting (5:30 PM)
Tuesday, August 23, 2016	City Council Special Meeting/Work Session (5:30 PM)
Tuesday , September 6, 2016	City Council Special Meeting/Study Session (4:00 PM) and Regular Meeting (5:30 PM)
Friday, September 9, 2016	City Council Special Meeting/Work Session (1-5:00 PM) Topic: Continued Discussion on the Vision and Priorities for the City of Rancho Cordova.
Tuesday, September 13, 2016	City Council Special Meeting/Work Session (5:30 PM)
Monday, September 19, 2016	City Council Regular Meeting (5:30 PM)
Monday, October 3, 2016	City Council Special Meeting/Study Session (4:00 PM) and Regular Meeting (5:30 PM)
Monday, October 17, 2016	City Council Regular Meeting (5:30 PM)
Tuesday, October 25, 2016	City Council Special Meeting/Work Session (5:30 PM)

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 and SureWest Cable Systems. Closed Captioning will be available on the playback cablecast. Tune to Metro Cable Channel 14, for playback times. 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. The City does not control scheduling of this telecast and persons interested in watching the televised meeting should confirm this schedule with Metro Cable TV, Channel 14.

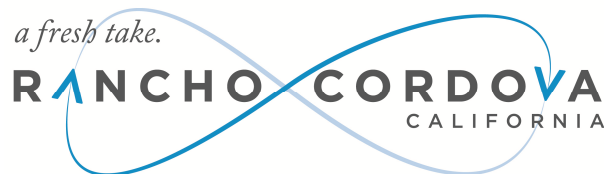
In compliance with the Americans with Disabilities Act, if you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the City Clerk's Office at (916) 851-8720 at least 48 hours prior to the meeting.

CERTIFICATION OF POSTING OF AGENDA

I, Mindy Cuppy, MMC, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the Monday, August 01, 2016 Regular Meeting of the Rancho Cordova City Council/Successor Agency to the CRA/RCFC was posted and available for review on Thursday, July 28, 2016 at City Hall of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670. The agenda is also available on the city website at www.cityofranchocordova.org.

Signed Thursday, July 28, 2016 at Rancho Cordova, California.


Mindy Cuppy, MMC, 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, July 05, 2016

**4:30 PM – Special Meeting/Closed Session
Community Board Room**

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

DRAFT MINUTES

1. CALL TO ORDER/ROLL CALL

Vice Mayor Terry called the closed session to order in the Community Board Room at 4:35 PM.

Council Members Present: McGarvey, Terry, Budge, Skoglund

Council Members Absent: Sander

Staff Members Present: Abhar, Busch, Cook, Diaz

2. PUBLIC COMMENT

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

3. CLOSED SESSION

3.1 Council may adjourn to Closed Session to discuss the following item(s):

CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(2)
(1 case).

ACTION: Discussion item only, no action taken.

4. ADJOURNMENT

Vice Mayor Terry adjourned the closed session to the Regular Meeting in the David B. Roberts Council Chambers at 5:31 PM.

5. REGULAR MEETING - CALL TO ORDER / ROLL CALL

Vice Mayor Terry called the regular meeting to order in the David B. Roberts Council Chambers at 5:36 PM.

Council Members Present: McGarvey, Terry, Budge, Skoglund

Council Members Absent: Sander

Staff Members Present: Cuppy, Abhar, Busch, Simpson, Sparkman, Mingay, Cook, Somavarapu, Sosa, Hadley, Kniestedt, Adams, Juran, Boyer, Stricker, Diaz, Norton, Peek, Cowles

6. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedules.

7. PLEDGE OF ALLEGIANCE

Derald Langwell led the pledge.

8. INVOCATION

Vice Mayor Terry recognized a moment of silence.

9. OPEN SESSION - REPORT FROM CLOSED SESSION

Deputy City Attorney Kate Cook reported that there was no reportable action taken in closed session.

10. PRESENTATIONS

NONE.

11. PUBLIC COMMENT

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

- Ken Green
- Jerry Said
- Jay Buscio
- Mary Nesel

City Manager Cyrus Abhar provided a brief statement.

Vice Mayor Terry closed the public comment period.

12. COUNCIL REPORTS

Council reported on events since the last meeting.

13. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

ACTION: Motion to approve items 13.1 through 13.7, by Budge second by Skoglund;
Carried by a 4:0 roll call vote. (Sander absent)

13.1 **Subject:** Meeting Minutes of June 20, 2016 Regular Meeting.

Recommendation: Adopt minutes.

13.2 **Subject:** Resolution Amending the Fiscal Years 2015/16 and 2016/17 Adopted Budget for the City of Rancho Cordova.

Recommendation: Adopt Resolution No. 94-2016.

Result of Recommended Action: The Fiscal Years 2015/16 and 2016/17 Adopted Budget will be amended to reflect variances in expenses not originally anticipated in the budget. This amendment will bring our actual anticipated expenditures in line with our approved appropriations for those specific items.

Staff Report: Liisa Behrends, Senior Accountant.

Advances Goal: 5.

13.3 **Subject:** Resolution Authorizing the City Manager to Execute a Professional Services Agreement with Aegis ITS, Inc. in the Amount of \$632,979 to Install New Software and Equipment at City Hall for the Traffic Management Center Project.

Recommendation: Adopt Resolution No. 84-2016.

Result of Recommended Action: Approval of Resolution No. 84-2016 will authorize the City Manager to execute a contract to install an Advanced Traffic Management System (ATMS) at City Hall including a new server, new software and associated hardware that will allow the City to remotely monitor and manage the City's transportation system to improve signal coordination, reduce congestion, and improve emergency response and system safety.

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

Advances Goals: 2, 3, 5, 6.

13.4 **Subject:** Resolution Calling the November 8, 2016 General Municipal Election and Requesting the Board of Supervisors of Sacramento County Consolidate our General Municipal Election with the Statewide Election

Recommendation: Adopt Resolution No. 95-2016 calling the November 8, 2016 general municipal election and requesting that the Sacramento County Board of Supervisors consolidate our general municipal election with the statewide election.

Result of Recommended Action: Adoption of the resolution allows for the consolidation of our general municipal election with the statewide election to be held on November 8, 2016 and to obtain election services from the Sacramento County Voter Registration and Elections Department.

Staff Report: Mindy Cuppy, City Clerk.

Advances Goals: 1, 3, 5.

- 13.5 **Subject:** Resolution Determining the Special Tax and Authorizing the Levy of Special Taxes for Police Protection Services Within the Rancho Cordova Special Police Tax Areas for Fiscal Year 2016-17.
Recommendation: Adopt Resolution No. 85-2016.
Result of Recommended Action: This action authorizes and directs the Chief Financial Officer to determine, or cause to be determined, the Rancho Cordova Special Police Tax Area's Fiscal Year 2016-17 Maximum Special Tax Rates, to establish the Special Taxes to be levied against developed parcels within the District and to cause such charges to be applied to the annual property tax roll.
Staff Report: Michelle Mingay, Senior Finance Analyst.
Advances Goal: 5.
- 13.6 **Subject:** Resolution Declaring City's Intention to Impose an Annual Stormwater Utility Fee for the Maintenance of Storm Drainage and Flood Protection System for the APG Warehouse Project.
Recommendation: Adopt Resolution No. 80-2016 designating a time and place for hearing protests in connection with the Annual Stormwater Utility Fee for the APG Warehouse Project.
Result of Recommended Action: Action on this item will declare the Council's intention to impose an annual Stormwater Utility Fee for the maintenance of the storm drainage and flood protection system in the APG Warehouse Project and sets a public hearing for August 1, 2016 on the matter.
Staff Report: Elizabeth Sparkman, Engineering Manager.
Advances Goal: 5.
- 13.7 **Subject:** Resolution Authorizing the Levying of Special Assessments for Delinquent Charges Related to Nuisance Abatement Against Properties and Requesting Sacramento County to Collect These Charges on the Fiscal Year 2016-17 Tax Roll.
Recommendation: Adopt Resolution No. 82-2016.
Result of Recommended Action: This action will result in the levying of special assessments against properties for delinquent fines and fees related to nuisance abatement conducted by the City.
Staff Report: Liisa Behrends, Senior Accountant, Kate Cook, Deputy City Attorney, and Kerry Simpson Neighborhood Services Manager.
Advances Goals: 1, 2, 5.

14. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

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

ACTION: Motion to approve items 14.1 through 14.7, by Budge second by Skoglund;
Carried by a 4:0 roll call vote. (Sander absent)

- 14.1 **Subject:** Resolution Approving Proceedings for the Annual Levy and Collection of Assessments for Landscaping and Lighting District No. 2005-1 for Fiscal Year 2016-17.
Recommendation: Adopt Resolution No. 72-2016.
Result of Recommended Action: Adoption of this resolution will authorize the continuance of the annual levy and collection of assessments in the District. There are no new impacts to existing or new residents. No assessments shall increase as a result of this action.
Staff Report: Elizabeth Sparkman, Engineering Manager.

Advances Goal: 5.

- 14.2 **Subject:** Resolution Approving Proceedings for the Annual levy and Collection of Assessments for the Rancho Cordova Lighting District No. 2012-1 for Fiscal Year 2016-17.

Recommendation: Adopt Resolution No. 79-2016.

Result of Recommended Action: Adoption of this resolution will authorize the continuance of the annual levy and collection of assessments in the District. The assessments fund the ongoing maintenance, servicing and operation of public lighting improvements (safety lights and street lights) in the District. There are no new impacts to existing or new residents. No assessments shall increase as a result of this action.

Staff Report: Elizabeth Sparkman, Engineering Manager.

Advances Goal: 5.

- 14.3 **Subject:** Resolutions Approving Proceedings for the Annual Levy and Collection of Assessments for the Rancho Cordova Road Maintenance District Fiscal Year 2016-17.

Recommendation: Staff recommends Council adopt the following resolutions:

- Adopt Resolution No. 73-2016 initiating proceedings for the annual levy and collection of assessments, declaring its intention to levy the annual assessments and preliminarily approving the Engineer's Report for the Rancho Cordova Road Maintenance Assessment District for Fiscal Year 2016-17.
- Adopt Resolution No. Resolution No. 74-2016 amending and/or approving the annual Engineer's Report and ordering the levy and collection of assessments within the Rancho Cordova Road Maintenance Assessment District for Fiscal Year 2016-17.

Result of Recommended Action: Adoption of these resolutions will authorize the continuance of the annual levy and collection of assessments in the District. There are no new impacts to new or existing residents.

Staff Report: Elizabeth Sparkman, Engineering Manager.

Advances Goal: 5.

- 14.4 **Subject:** Resolution Approving Proceedings for the Annual Levy and Collection of Charges for the Rancho Cordova Transit Related Services Benefit District; Zone No. 1 for Fiscal Year 2016-17.

Recommendation: Adopt Resolution No. 75-2016 initiating proceedings for the annual levy and collection charges, preliminarily approving the Engineer's Report and Declaring its Intention to Levy the Annual Charges for Fiscal Year 2016-17 for the Rancho Cordova Transit Related Services Benefit District, Zone No. 1; and Adopt Resolution No. 76-2016 Amending and/or confirming the Engineer's Report and Establishing the Fiscal Year 2016-17 Service Charge for the Rancho Cordova Transit Related Services Benefit District, Zone No. 1.

Result of Recommended Action: Adoption of these resolutions will authorize the continuance of the annual levy and collection of service charges in the Transit Related Services Benefit District, Zone No. 1 to provide for a broad range of miscellaneous transportation services within the District identified in the Engineer's Report.

Staff Report: Elizabeth Sparkman, Engineering Manager.

Advances Goal: 5.

- 14.5 **Subject:** Resolution Approving Proceedings for the Annual Levy and Collection of Charges for the Rancho Cordova Transit Related Services Benefit District, Zone No. 2 for Fiscal Year 2016-17.

Recommendation: That Council:

- Adopt Resolution No. 77-2016 Initiating Proceedings for the Annual Levy and Collection Charges, Preliminarily Approving the Engineer's Report and Declaring its Intention to Levy the Annual Charges for Fiscal Year 2016-17 for the Rancho Cordova Transit Related Services Benefit District, Zone No. 2; and
- Adopt Resolution No. 78-2016 Amending and/or Confirming the Engineer's Report and Establishing the Fiscal Year 2016-17 Service Charges for the Rancho Cordova Transit Related Services Benefit District, Zone No. 2.

Result of Recommended Action: Adoption of these resolutions will authorize the continuance of the annual levy and collection of service charges in the Transit Related Services Benefit District, Zone No. 2 to provide for a broad range of miscellaneous transportation services within the District identified in the Engineer's Report.

Staff Report: Elizabeth Sparkman, Engineering Manager.

Advances Goal: 5.

- 14.6 **Subject:** Viva Supermarket Conditional Use Permit (CUP) and Letter of Public Convenience and Necessity (PCN); Project No. DD9661 – Located at 10385 Folsom Boulevard; APN: 076-0222-019-0000.

Recommendation: Adopt Resolution No. 91-2016.

Result of Recommended Action: Adoption of Resolution No. 91-2016 would grant the applicant's requests for a CUP and PCN to allow the off-site sale of beer, wine, and distilled spirits. This resolution would be forwarded to the Department of Alcohol Beverage Control (ABC), which would allow the applicant to proceed in the review process to obtain a license to sell alcohol.

Staff Report: Nicholas Sosa, Project Planner.

Advances Goals: 1, 2.

- 14.7 **Subject:** A Resolution Authorizing Delinquent Residential Solid Waste Service Charges to be Collected on the Property Tax Roll.

Recommendation: Adopt Resolution No. 86-2016.

Result of Recommended Action: This action will authorize the delinquent residential solid waste service charges to be collected on the 2016-17 property tax roll.

Staff Report: Michelle Mingay, Senior Finance Analyst.

Advances Goal: 5.

15. PUBLIC HEARING ITEMS

- 15.1 **Subject:** D&A Detox – Reasonable Accommodation Agreement (City Council Call Up): Project No. DD9643.

Recommendation: Hear report from staff and provide direction as to the appropriate response.

Result of Recommended Action: Approval of project would allow the applicant to submit an application for a building permits to convert the existing detached office-assembly space into three bedrooms and shared living space without a kitchen. The reasonable accommodation agreement will be signed and recorded with the Sacramento County Assessor's Office and will run with the land until the facility ceases operation, at which point the conversion will be brought back to its original state upon sale of property.

Staff Report: Matthew Diaz, Associate Planner.

Advances Goals: 1, 2, 3.

Vice Mayor Terry opened the public hearing. The following individuals addressed the Council:

- Omera Johnson
- Linda Brown

Vice Mayor Terry closed the public hearing.

ACTION: Motion to approve item 15.1, by McGarvey second by Skoglund;
Carried by a 3:0 roll call vote. (Sander absent, Budge abstained)

15.2 **Subject:** Amendment to the General Plan Natural Resources and Safety Element, Municipal Code, and Zoning Code to Address Changes in State Law Regarding Urban Level of Flood Protection (Senate Bill 5).

Recommendation: Adopt Resolution No. 93-2016 and introduce and waive the first reading of Ordinance No. 7-2016.

Result of Recommended Action: Adoption of these amendments would bring the City into compliance with recent changes in State law that require local jurisdictions to amend their development standards and define potential flood risks associated with the 200-year floodplain. No physical changes are proposed with this amendment, as regulations will be amended to incorporate a new 200-year floodplain map and ensure review of development within the floodplain during the entitlement and building permit review process.

Staff Report: Matthew Diaz, Associate Planner.

Advances Goals: 1, 2, 5.

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

ACTION: Motion to approve by item 15.2, Skoglund second by McGarvey;
Carried by a 3:0 roll call vote. (Sander, Budge absent)

15.3 **Subject:** Villages of Zinfandel, Veranda at Stone Creek Residential Subdivision Located on Spoto Drive, Across From Stone Creek Park. The Proposed Project Includes a Rezone From Medium Density to Low Cluster Density, Special Planning Area Amendment, Tentative Subdivision Map and Major Design Review for 163 Single Family Homes.

Recommendation: That Council:

- Adopt Resolution No. 88-2016 Approving the Addendum to the Environmental Impact Report for the Villages of Zinfandel, Veranda at Stone Creek Residential Subdivision.
- Introduce and waive first reading of Ordinance No. 5-2016 approving amendments to the Zinfandel Special Planning Area.
- Introduce and waive first reading to Ordinance No. 6-2016 approving amendments to the Villages of Zinfandel Development Agreement.
- Adopt Resolution No. 89-2016 approving the tentative subdivision Map and attached conditions of approval.
- Adopt Resolution No. 90-2016 approving major design review.

Result of Recommended Action: Adoption of the above-referenced resolutions and

ordinances would permit the construction of 163 single-family homes within the Zinfandel Special Planning Area ("ZSPA") and allow the applicant to submit for Final Maps and necessary building permits to begin construction of the proposed infrastructure and homes.

Staff Report: June Cowles, Senior Planner.

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

Vice Mayor Terry opened the public hearing. The following individuals addressed the Council:

- Price Walker
- Sandra Opiela

Vice Mayor Terry closed the public hearing.

ACTION: Motion to approve item 15.3, by Skoglund second by McGarvey;
Carried by a 3:0 roll call vote. (Sander, Budge absent)

16. REGULAR CALENDAR ITEMS

16.1 **Subject:** Update and Discussion Regarding the City's Cannabis Business Tax, Chapter 3.80 of the Rancho Cordova Municipal Code.

Recommendation: Receive update from City Attorney's Office on issues related to the City's cannabis business tax, including recent changes in State law; and give direction on whether the City should continue to prohibit cannabis businesses throughout the City or consider allowing cannabis businesses to operate within certain zones of the City and if so, whether to implement the cannabis business tax at its current rate or a lower rate.

Result of Recommended Action: If directed by Council, Staff would return with draft permitting and tax implementation options for Council consideration.

Staff Report: Adam Lindgren, City Attorney.

Advances Goals: 1, 2, 6.

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

- Anna Vanderveen

Vice Mayor Terry closed the public comment period.

ACTION: Discussion item only, no action taken.

16.2 **Subject:** Resolution Authorizing the Issuance of Special Tax Bonds for and on Behalf of the City of Rancho Cordova Sunridge Anatolia Community Facilities District No. 2003-1, Approving and Directing the Execution of a Supplemental Fiscal Agent Agreement, Approving the Form of Such Preliminary Official Statement, Approving Sale of Such Bonds and Approving Other Related Documents and Actions.

Recommendation: Adopt Resolution No. 87-2016.

Result of Recommended Action: Adoption of this resolution will authorize the sale of Special Tax Bonds (the "2016 Bonds") for and on behalf of Sunridge Anatolia Community Facilities District No. 2003-1 for the purpose of refunding the 2005 Bonds and the 2007 Bonds (together, the "Prior Bonds") to achieve savings in the cost of

interest associated with the Prior Bonds along with the issuance of additional bond proceeds for the for the construction and acquisition of improvements within the Community Facilities District.

Staff Report: Michelle Mingay, Senior Finance Analyst.

Advances Goal: 5.

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

ACTION: Motion to approve item 16.2, by Skoglund second by McGarvey;
Carried by a 3:0 roll call vote. (Sander, Budge absent)

16.3 **Subject:** Resolution Authorizing the City Manager to Execute a Cooperative Agreement No. 03-0609 with Caltrans for the Zinfandel Complex Project.

Recommendation: Adopt Resolution No. 83-2016.

Result of Recommended Action: Adoption of Resolution No. 83-2016 will authorize the City Manager to execute a Cooperative Agreement No. 03-0609 with Caltrans to identify each agency's obligations in the Zinfandel Complex Project.

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

Advances Goals: 1, 2, 5.

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

ACTION: Motion to approve item 16.3, by McGarvey second by Skoglund;
Carried by a 3:0 roll call vote. (Sander, Budge absent)

16.4 **Subject:** Resolution Authorizing the City Manager to Execute a Memorandum of Understanding (MOU) with the Sacramento County District Attorney's Office for Community Prosecution Services for \$124,672.00 for the 2016-2017 Fiscal Year.

Recommendation: Adopt Resolution No. 92-2016.

Result of Recommended Action: If given final approval by the Sacramento County Board of Supervisors, this MOU will allow the City to have an experienced community prosecutor based out of the Rancho Cordova Police Department, with the cost to be shared equally by the County and the City. The prosecutor would split his or her time equally between the City and the Sheriff's East Division. He or she will spend time in the community meeting with residents, business owners, and City staff to determine the City's most pressing needs and then work to reduce major blight, nuisances, and also assist with the regional effort to reduce homelessness.

Staff Report: Adam Lindgren, City Attorney.

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

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

ACTION: Motion to approve item 16.4, by Skoglund second by McGarvey;
Carried by a 3:0 roll call vote. (Sander, Budge absent)

17. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Council had no requests for future agenda items.

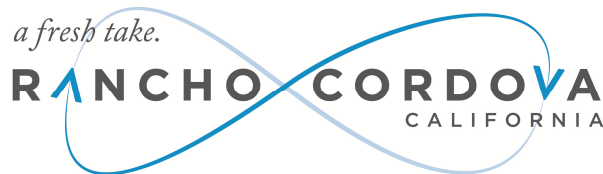
18. CITY MANAGER'S REPORT

City Manager Cyrus Abhar gave his report.

19. ADJOURNMENT

Vice Mayor Terry adjourned the meeting at 8:17 PM.

Mindy Cuppy, MMC, City Clerk



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

City Hall
2729 Prospect Park Drive, Rancho Cordova

Tuesday, July 26, 2016

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

DRAFT MINUTES

1. WORK SESSION - CALL TO ORDER/ROLL CALL

Mayor Sander called the special meeting to order in the American River Community Room North at 5:35 PM.

Council Members Present: Sander, Terry, Budge

Council Members Absent: McGarvey, Skoglund

Staff Members Present: Lindgren, Cuppy, Abhar, Haven, Knierstedt, Juran, Humphrey, Stricker

2. PUBLIC COMMENT

At a Special Meeting the public is encouraged to make comments throughout the meeting.

3. SPECIAL MEETING ITEM

3.1 **Subject:** Public Art Ordinance Discussion.

Recommendation: Consider background information, key considerations and preliminary recommendations for the Public Art Ordinance and provide direction regarding the preparation of Draft Public Art Ordinance for public review, notice and hearing by City Council.

Result of Recommended Action: Council provides input and direction on key components of a public art program so Cordova Community Council and consultant can prepare Draft Public Art Ordinance for the City's consideration and determination.

Staff Report: Shelly Blanchard, Cordova Community Council and Pam Johns, Michael Baker International.

Advances Goals: 1, 2.

ACTION: Discussion item only; no action taken.

4. ADJOURNMENT

Mayor Sander adjourned the meeting at 7:43 PM.

Mindy Cuppy, MMC, City Clerk

CITY OF RANCHO CORDOVA

ORDINANCE NO. 5-2016

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AMENDING THE VILLAGES OF ZINFANDEL SPECIAL PLANNING AREA ZONING
DESIGNATION FROM MEDIUM DENSITY TO LOW DENSITY CLUSTER ON ASSESSOR
PARCEL NUMBER 072-2360-004 FOR A PROJECT KNOWN AS VILLAGES OF
ZINFANDEL, VERANDA AT STONE CREEK
PROJECT NO. DD9609**

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

Section 1. Purpose and Declarations, and Findings.

- A. The purpose of this Ordinance is to amend the Villages of Zinfandel Special Planning Area Section 512-215, to revise the zoning of the parcel specified within the attached **Exhibit 2A** from Medium Density to Low Density Cluster, and to amend the Villages of Zinfandel Special Planning Area language in Section 512-204(A)2, Section 512-206, and Section 512-214 *Zinfandel Development Standards* as specified within the attached **Exhibit 2B**.
- B. On May 24, 2000, Sacramento County amended the Cordova Community Plan and Zoning Code to include the Zinfandel Special Planning Area (ZSPA) by means of Ordinance No. SZC-2000-0018 and such area and related entitlements were later incorporated into the City of Rancho Cordova boundaries.
- C. Pursuant to Government Code section 65454, the proposed amendments to the ZSPA are consistent with and implement the goals, objectives, general land uses, programs and policies of the applicable General Plan of the City of Rancho Cordova in that the project is providing an infill development within the allowable densities with proximate housing that will support the Mather Reuses Plan and the City of Rancho Cordova. The project provides residential development that improves the jobs/housing balance. The project provides diversity in housing stock.
- D. The proposed amendments to the ZSPA would not be detrimental to the public interest, health, safety, convenience, or welfare of the City, as such amendments add diverse housing stock and provides pedestrian circulation as there are several pedestrian connections included within the project.
- E. The proposed amendments to the ZSPA comply with the California Environmental Quality Act ("CEQA"), as set forth in City Council Resolution 88-2016, adopting the Addendum to the Villages of Zinfandel Special Planning Area EIR.
- F. The City Council public hearing on the proposed amendments to the Villages of Zinfandel SPA was properly noticed pursuant to Government Code sections 65090 and 65091, and the City Council considered all oral and written testimony on the matter .

Section 2. Adoption of Amended Villages of Zinfandel SPA is hereby amended as shown in **Exhibit 2B, attached hereto and incorporated herein.**

Section 3. Severability. If any provision of this Ordinance, or the application thereof to any person or circumstance, is held invalid, the remainder of the Ordinance, including the application of such part or provision to other persons or circumstances, shall not be affected thereby and shall continue in full force and effect. To this end, provisions of this Ordinance are severable. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases be held unconstitutional, invalid or unenforceable.

Section 4. Effective Date. Within fifteen (15) days after adoption, a Summary of this Ordinance shall be published once in the Grapevine Independent, or the Sacramento Bee, a newspaper of general circulation printed and published in Sacramento County and circulated in the City of Rancho Cordova, in accordance with 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 _____, 2016 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David M. Sander, Mayor

ATTEST:

Mindy Cuppy, MMC, City Clerk

2670780.1

CITY OF RANCHO CORDOVA

ORDINANCE NO. 6-2016

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA APPROVING A THIRD AMENDMENT TO THE VILLAGES OF ZINFANDEL DEVELOPMENT AGREEMENT BETWEEN THE CITY OF RANCHO CORDOVA AND ELLIOTT HOMES, INC. RELATIVE TO THE VERANDA AT STONE CREEK SUBDIVISION

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

Section 1: Recitals

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

B. On May 28, 2003, the County of Sacramento ("County") and Elliott Homes, Inc. ("Elliott") entered into a development agreement for the Villages of Zinfandel Project ("Project"), which is located south of the intersection of International Drive and Zinfandel Drive, within the Zinfandel Special Planning Area ("Special Planning Area").

C. Having duly examined and considered the Villages of Zinfandel development agreement for the Project and having held properly noticed public hearings, the County found that the Agreement satisfied the Government Code §65867.5 requirement of the general plan.

D. The City, as a result of its incorporation, succeeded to the County of Sacramento's interests in the Villages of Zinfandel development agreement (the development agreement together with any subsequent amendment by the County or City to the agreement shall be referred to as "Development Agreement"). The City Council approved two prior amendments to the Development Agreement, one in 2004 and another in 2009.

E. In 1998 the County certified as adequate and complete the Final Villages of Zinfandel Environmental Impact Report ("Villages of Zinfandel FEIR") for the Project. Mitigation measures were required in the Villages of Zinfandel FEIR and are incorporated into the Project and into the terms and conditions of the approved Tentative Map for the Veranda at Stone Creek subdivision.

F. Pursuant to the California Environmental Quality Act, the City has performed an Initial Study and issued an Addendum to the Villages of Zinfandel FEIR for the Veranda at Stone Creek subdivision project, which concluded that: The proposed Veranda at Stone Creek subdivision within the Project, with 112 fewer dwelling units and an unchanged development footprint than was previously approved for the site, would not create any new, substantially more severe, or additional significant impacts that were not already identified in the previously certified Villages of Zinfandel FEIR; nor would it cause any impacts peculiarly to the project or parcels. Mitigation measures relating to these impact areas included in the Villages of Zinfandel FEIR and General Plan FEIR are

still applicable to the Veranda at Stone Creek subdivision project and would reduce impacts to the furthest extent feasible.

G. The City Council has considered all comments received in writing and all testimony received at the properly noticed public hearing related to this Amendment.

Section 2: Findings and Determinations

Therefore, on the basis of (a) the foregoing Recitals, which are incorporated herein, (b) the City of Rancho Cordova's General Plan, (c) the Zinfandel Special Planning Area document, (d) the County's certified Villages of Zinfandel FEIR, and (e) the approved Tentative Map and corresponding Conditions of Approval for the Veranda at Stone Creek subdivision, the City Council finds and determines that:

A. Finding: The Third Amendment to the Development Agreement ("Amendment"), which amends the land use map to reflect the new Low Density Cluster land use designation for the Veranda at Stone Creek ("Veranda") site and extends the Development Agreement by five years, is consistent with the objectives, policies, goals, general land uses and programs specified and contained in the City's General Plan, and in the Zinfandel Special Planning Area ("ZSPA").

Evidence: The land use designation for the Veranda site under the General Plan is Medium Density Residential and Low Density Cluster under the ZSPA. The proposed Veranda subdivision would create 163 single-family homes in a style and density that is consistent with such land use designations. This is consistent with the fiscal policies of the General Plan and the ZSPA with respect to provision of infrastructure and public services, as the Development Agreement includes provisions relating to financing, construction and maintenance of public facilities, park development fees and similar provisions set forth in the ZSPA. This Amendment does not alter any of these components of the Project. Additionally, the Low Density Cluster land use, consisting of homes on smaller lots with alley access, would provide another type of ownership housing not currently available in the ZSPA and create a neighborhood that promotes pedestrian circulation. These elements of the Veranda subdivision further the goals of the General Plan and the ZSPA to provide a diverse housing stock in the region, to improve the jobs-to-housing ratio in the area, and to create pedestrian-friendly neighborhoods.

B. Finding: The Amendment is in conformity with public convenience, general welfare and good land use policies in that the Project, including the Veranda subdivision, will implement land use guidelines set forth in the ZSPA and the General Plan, which have planned for residential uses at this location.

Evidence: The Amendment does not alter any land uses already approved by the City Council for this site via the General Plan and the ZSPA; it simply replaces the land use map exhibit to the Development Agreement to reflect the Low Density Cluster zoning designation approved by Ordinance 5-2016 on _____, 2016.

C. Finding: The Amendment will not be detrimental to the health, safety and general welfare in that the Project, including the Veranda subdivision, will proceed in accordance with all the programs and policies of the ZSPA.

Evidence: The impacts of the development on existing land uses, public services and the environment have been evaluated and mitigated through the CEQA compliance process.

D. Finding: The Amendment will not adversely affect the orderly development of property or the preservation of property values.

Evidence: The Amendment is consistent with the General Plan and ZSPA, as shown above.

E. Finding: The Amendment is consistent with the provisions of Government Code Sections 65864 through 65869.5.

Evidence: The Amendment does not alter the previously approved substantive elements of the Development Agreement and has been processed consistent with all the procedural requirements of Government Code Sections 65864 through 65869.5.

Section 3: Approval

The City Council hereby approves the Third Amendment to the Development Agreement (**Exhibit 3A**) and authorizes the Mayor to execute it.

Section 4: Recordation

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

Section 5: Effective Date and Publication of Ordinance Summary

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

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the _____ day of _____, 2016 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David M. Sander, Mayor

ATTEST:

Mindy Cuppy, MMC, City Clerk

2662940.1
2662940.2

CITY OF RANCHO CORDOVA

ORDINANCE NO. 7-2016

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
APPROVING AMENDMENTS TO TITLE 19 (TREE PRESERVATION AND PROTECTION),
TITLE 22 (LAND DIVISION), AND TITLE 23 (ZONING) TO ADDRESS CHANGES IN STATE
LAW REGARDING PARCELS IMPACTED BY THE 200-YEAR FLOODPLAIN
THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA DOES ORDAIN AS FOLLOWS:**

Section 1. Recitals.

WHEREAS, in 2007, the California legislature enacted five interrelated bills (2007 California Flood Legislation) aimed at addressing the problems of flood protection and liability and helping direct use of the bond funds. Among the five bills in the 2007, Senate Bill (SB) 5 contains the provisions most relevant to the urban flood protection. This bill requires cities and counties to amend their General Plans and development standards to ensure residential development safety within the urban level of flood protection; and

WHEREAS, the California Department of Water Resources (DWR) defines urban level of flood protection as the level of protection that is necessary to withstand flooding that has a 1-in-200 chance (200-year floodplain) of occurring in any given year; and

WHEREAS, in 2015, the City hired an outside consultant to define the 200-year floodplain consistent with the California Department of Water Resources (DWR) Urban Level of Flood Protection Criteria for urban properties impacted by the 200-year floodplain. This floodplain is defined by the property having a 1 percent chance of flooding in 200-years; and

WHEREAS, as a result of this new 200-year floodplain, amendments to the General Plan Safety Element and Natural Resources Element, Municipal and Zoning Codes were made to ensure health and safety of parcels in and/or near the floodplain during the entitlement and permit review process; and

WHEREAS, the City Council is the appropriate authority to hear and take action on the Municipal and Zoning Code amendments; and

WHEREAS, on July 5, 2016, the City Council held a properly noticed public hearing at which it received a report from City staff regarding this Project and oral and written testimony from the public, and deliberated on the item.

Section 2: Consistency with the General Plan Findings.

- 1) Amendment to the Municipal Code (Exhibit 1A): The Amendments to the Rancho Cordova Municipal Code, attached hereto as **Exhibit 1A**, are hereby adopted. They are consistent with the overall goals, vision and intent of the General Plan and will bring the City's development standards in compliance with changes to State Law. The amendments will be internally consistent with the Zoning Code and will include:
 - A. An amendment to Section 19.12.050, "Exemptions", within Chapter 19.12, "Tree Preservation and Protection," to regulate the removal of trees for areas within the 100-year and 200-year floodplains.

- B. An amendment to Chapter 22.10, "Definitions and References," within Title 22, "Land Development," to include a definition of the new 200-year floodplain and review of land divisions within that floodplain.

- 2) Amendments to Zoning Code (Exhibit 1B): The Amendments to Title 23 of the Rancho Cordova Municipal Code, "Zoning Code," attached hereto as **Exhibit 1B**, are hereby adopted. The amendments are consistent with the General Plan as required by California Government Code section 65860. On the basis of: (a) the foregoing recitals, which are hereby incorporated herein; (b) the City's General Plan and General Plan Environmental Impact Report (EIR); and (c) the Addendum prepared for the attached Zoning Code Map Amendment, the City Council finds and determines that the Zoning Code Map Amendment is consistent with the General Plan, as follows:

- A. *Finding. The proposed amendment is consistent with the General Plan;*

Evidence: The new 200-year floodplain and amendments to the Zoning Code will satisfy the Natural Resources and Safety Element Goals and Policies to ensure public health and safety by regulating development within and/or near the 100-year and 200-year floodplains. Amendments to the Flood Overlay will reference the new flood maps contained within the Safety Element.

- B. *The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the city;*

Evidence: The amendments will comply with recent changes in State law to ensure adequate review and protection for new housing units in and near the 200-year floodplain. As with standards for the FEMA regulated 100-year floodplain, City staff will be required to prohibit development within the floodplain unless conditions or design options can be achieved to ensure health and safety prior to construction.

- C. *The amendment has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA);*

Evidence: The City prepared an Addendum to analyze whether supplemental environmental review to the previously adopted 2006 General Plan Environmental Impact Report (EIR) was required for the Project under CEQA. The analysis in the Addendum shows that none of the standards under CEQA for preparation of subsequent or supplement environmental review (either a Negative Declaration or EIR) have occurred or are met for the Project. The proposed amendments will not result in any new or substantially more severe impacts and the prior analysis contained in the EIR adequately address all environmental impacts associated with potential floodplain areas. Further environmental review is not required because the proposed amendments do not meet the criteria for preparing a subsequent EIR or Negative Declaration under Public Resources Code section 21166 and State CEQA Guidelines sections 15162 and 15163.

- D. If a map amendment, the site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provisions of utilities) for the requested zoning designations and anticipated land uses/development; and*

Evidence: While the City is adding a new 200-year floodplain map within the General Plan Safety Element, a new zoning map will not be needed. The Flood Overlay district has been amended to reference the new map when confirming whether a project is impacted by the floodplain.

- E. If a text amendment, the amendment is internally consistent with other applicable provisions of this zoning code.*

Evidence: The changes will not impact the existing entitlement or permit review process nor will it create a new governmental constraint that would impact a property owner's ability to develop.

Section 3: Public Interest

The proposed Municipal Code and Zoning Code text amendments will not be detrimental to the public interest, health, safety, convenience, or welfare of the City. With the inclusion of new provisions requiring City staff to review development within the 200-year floodplain, the General Plan's goal to maintain the health and safety of areas impacted by flooding will be furthered.

Section 4: CEQA Compliance

The City prepared an Addendum to analyze whether supplemental environmental review to the previously adopted 2006 General Plan Environmental Impact Report (EIR) was required for the Project under CEQA. The analysis in the Addendum shows that none of the standards under CEQA for preparation of subsequent or supplement environmental review (either a Negative Declaration or EIR) have occurred or are met for this Project. The proposed amendments will not result in any new or substantially more severe impacts and the prior analysis contained in the EIR adequately address all environmental impacts associated with potential floodplain areas. Further environmental review is not required because the proposed amendments do not meet the criteria for preparing a subsequent EIR or Negative Declaration under Public Resources Code section 21166 and State CEQA Guidelines sections 15162 and 15163. A description of the evidence for the exemption is found in the findings included in Attachment 3 of the Staff Report.

Section 5: Severability.

If any section, subsection, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of a court of competent jurisdiction, it shall not affect the remaining portions of this Ordinance that can be given effect without the invalid provision 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 enforced.

Section 6: Publication and Effective Date.

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

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova this _____ day of _____, 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David M. Sander, Mayor

ATTEST:

Mindy Cuppy, MMC, City Clerk

2674999.1

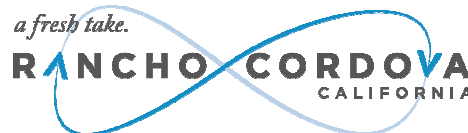
MEMORANDUM

DATE: August 1, 2016

TO: Honorable Mayor and Council Members

FROM: Elizabeth Sparkman, Engineering Manager

SUBJECT: RESOLUTION INCREASING THE ANNUAL STORMWATER UTILITY FEE FOR FISCAL YEAR 2016-2017



RECOMMENDATION

Adopt Resolution No. 99-2016.

RESULT OF RECOMMENDED ACTION

Adoption of this Resolution will apply an inflationary adjustment to the Annual Stormwater Utility Fee increasing the rates by 3.2%.

BACKGROUND

During the formation of the Stormwater Utility Fee, Council approved a written report entitled "Rate Analysis Report", dated August 7, 2014 (the "Written Report") prepared by Harris & Associates. The report is filed with the City Clerk and available for public inspection. On September 2, 2014, Council adopted Ordinance No. 7-2014 that established the Stormwater Utility Fee. The Annual Stormwater Utility Fee is applied to new development projects in the City which annex into the City's Stormwater Utility Fee area.

As established by the Written Report, the Stormwater Utility Fee may be increased annually by the annual change in the Consumer Price Index (CPI). The change in CPI from December 2014 to December 2015 is 3.2%. By adoption of this Resolution, the Stormwater Utility Fee rates for Fiscal Year 2016-17 are hereby increased by 3.2% from \$114.63 per Drainage Measurement Unit (DMU) to \$118.29 per DMU.

FISCAL IMPACT

There is no fiscal impact to the general fund. The annual stormwater utility fees collected are deposited into an enterprise fund specifically for the maintenance of the storm drainage and flood protection system.

ATTACHMENT

Resolution No. 99-2016.

CITY OF RANCHO CORDOVA

RESOLUTION NO. 99-2016

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
INCREASING THE ANNUAL STORMWATER UTILITY FEE FOR FISCAL YEAR 2016-17**

WHEREAS, this Council approved a written report entitled, "Rate Analysis Report", dated August 7, 2014, (the "Written Report") prepared by Harris & Associates and filed with the City Clerk containing a description of each parcel of real property within the City to which the Stormwater Utility Fee is applicable (collectively, the "Identified Parcels"). The Written Report is on file in the office of the City Clerk and is available for public inspection; and

WHEREAS, on September 2, 2014, this Council adopted Ordinance No. 7-2014 establishing the Stormwater Utility Fee; and

WHEREAS, the Stormwater Utility Fee may be increased annually by the annual change in the Consumer Price Index (CPI), during the preceding year, for All Urban Consumers, for the San Francisco-Oakland-San Jose areas, published by the United States Department of Labor, Bureau of Labor Statistics; and

WHEREAS, the change in CPI from December 2014 to December 2015 for All Urban Consumers, for the San Francisco-Oakland-San Jose areas, as published by the United States Department of Labor, Bureau of Labor Statistics, is three and two-tenths percent (3.2%).

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

1. The foregoing recitals are true and correct.
2. The Stormwater Utility Fee rates for Fiscal Year 2016-17 are hereby increased by 3.2% from \$114.63 per Drainage Measurement Unit (DMU) to \$118.29 per DMU.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the _____ day of _____, 2016 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

David M. Sander, Mayor

ATTEST:

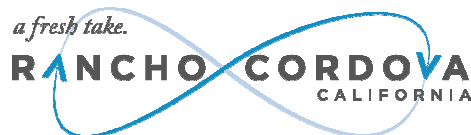
Mindy Cuppy, MMC, City Clerk

MEMORANDUM

DATE: August 1, 2016

TO: Honorable Mayor and Council Members

FROM: Elizabeth Sparkman, Engineering Manager



SUBJECT: APPROVAL OF ANNEXATION BOUNDARY MAP AND ANNEXATION OF APG WAREHOUSE PROJECT TO THE CITY OF RANCHO CORDOVA COMMUNITY FACILITIES DISTRICT NO. 2008-1 (STREET LIGHTING AND ROAD MAINTENANCE)

RECOMMENDATION

Adopt Resolution No. 96-2016.

RESULT OF RECOMMENDED ACTION

Adoption of Resolution No. 96-2016 approves the Annexation Boundary Map for the APG Warehouse Project and Annexation to Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance) (hereinafter "CFD No. 2008-1"). There is no financial impact to existing residents.

BACKGROUND

On October 6, 2008, the City adopted a resolution of intention to establish a Community Facilities District (CFD) and Future Annexation Area for Citywide street lighting and road maintenance services. On November 17, 2008, the City adopted the resolution forming CFD No. 2008-1 pursuant to the Mello-Roos Community Facilities Act of 1982 (State of California Government Code Section 5311 et seq.) (the "Act"). The resolution of intention provided that parcels in the Future Annexation Area for the District shall be annexed into the District without the need for additional noticing and public hearings as long as the owners of the annexed parcels unanimously approved the annexation. Thus, the annexation process for projects within the Future Annexation Area consists of receiving a petition and waiver from the property owner(s), the City Council approving the Annexation Boundary Map by resolution, followed by the recording of the Boundary Map and Notice of Special Tax Lien by the City Clerk.

DISCUSSION

The APG Warehouse Project (Project) was conditioned to annex to CFD No. 2008-1 to provide funding for maintenance services including the maintenance, repair, replacement and lighting of public streets and roads and appurtenant facilities in the public right of way. On June 21, 2016 the property owner signed a Petition with Waivers of the annexation to CFD No. 2008-1. Adoption of the attached resolution approves Annexation Boundary Map No.18 for the project and directs the Clerk to execute and record the Map and Notice of Special Tax Lien for the Project.

FISCAL IMPACT

There is no fiscal impact to the City's General Fund.

ATTACHMENT

Resolution No. 96-2016, including Exhibit A and B.

CITY OF RANCHO CORDOVA

RESOLUTION NO. 96-2016

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
APPROVING THE ANNEXATION BOUNDARY MAP FOR THE APG WAREHOUSE
PROJECT AND ANNEXATION TO THE CITY OF RANCHO CORDOVA COMMUNITY
FACILITIES DISTRICT NO. 2008-1 (STREET LIGHTING AND ROAD MAINTENANCE)**

WHEREAS, on October 6, 2008, the City adopted Resolution No. 108-2008 declaring its intention to establish Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance) (the "District") and Future Annexation Area for maintenance of street lighting and road maintenance services. On November 17, 2008, the City adopted Resolution No. 129-2008 forming CFD No. 2008-1 pursuant to the Mello-Roos Community Facilities Act of 1982 (State of California Government Code Section 5311 et seq.) (the "Act"); and

WHEREAS, the resolution of intention to form the District provided for a more efficient process for the annexation of property into the District when the property owners have provided for their unanimous consent of said annexation process by submitting a petition, consent and waiver from the property owner(s); and

WHEREAS, on June 21, 2016, the property owner signed a Petition with Waivers form which irrevocably consents to and votes in favor of the annexation of the property to the District and the levy of the special tax on the property to finance the services of the CFD in accordance with the Rate and Method of the District; and

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

WHEREAS, City staff has caused to be prepared Annexation Boundary Map No. 18 for the property known as APG Warehouse Project, **EXHIBIT A** attached hereto, for the annexation of the property CFD No. 2008-1 (Street Lighting and Road Maintenance).

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

1. The above recitals are true and correct, and the Council so finds and determines.
2. Council approves Annexation Boundary Map No. 18 and finds and determines that the territory shown in the Boundary Map is hereby added to and made a part of the District with full legal effect;
3. The City Clerk is directed to execute and record Annexation Boundary Map No. 18 in the office of the County Recorder of Sacramento County not later than 15 days after the adoption of this resolution;
4. The City Council finds and determines that a special tax shall be levied within the Territory to be annexed and which special tax shall be the same as the tax to be levied within the District. Collection of said tax shall commence in Fiscal Year 2016-17, and the rate and method of apportionment of said tax shall be as set forth in the Resolution of Formation of the District.

5. The City Clerk is directed to execute and record a Notice of Special Tax Lien in substantially the same form as shown in **EXHIBIT B**, attached hereto, in the office of the County Recorder of Sacramento County not later than 15 days after recordation of the Annexation Map No. 18.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the ____ day of ____, 2016, by the following vote of the City Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

David M. Sander, Mayor

ATTEST:

Mindy Cuppy, MMC, City Clerk

PROPOSED BOUNDARY OF
ANNEXATION 18 (APG WAREHOUSE) TO
CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2008-1
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF RANCHO CORDOVA THIS ____ DAY OF _____, 2016.

CITY CLERK OF THE CITY OF RANCHO CORDOVA

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE PROPOSED BOUNDARY OF ANNEXATION 18 (APG WAREHOUSE) TO CITY OF RANCHO CORDOVA COMMUNITY FACILITIES DISTRICT NO. 2008-1, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY OF RANCHO CORDOVA AT A REGULARLY SCHEDULED MEETING THEREOF, HELD ON THE ____ DAY OF _____, 2016. BY ITS RESOLUTION NO. _____.

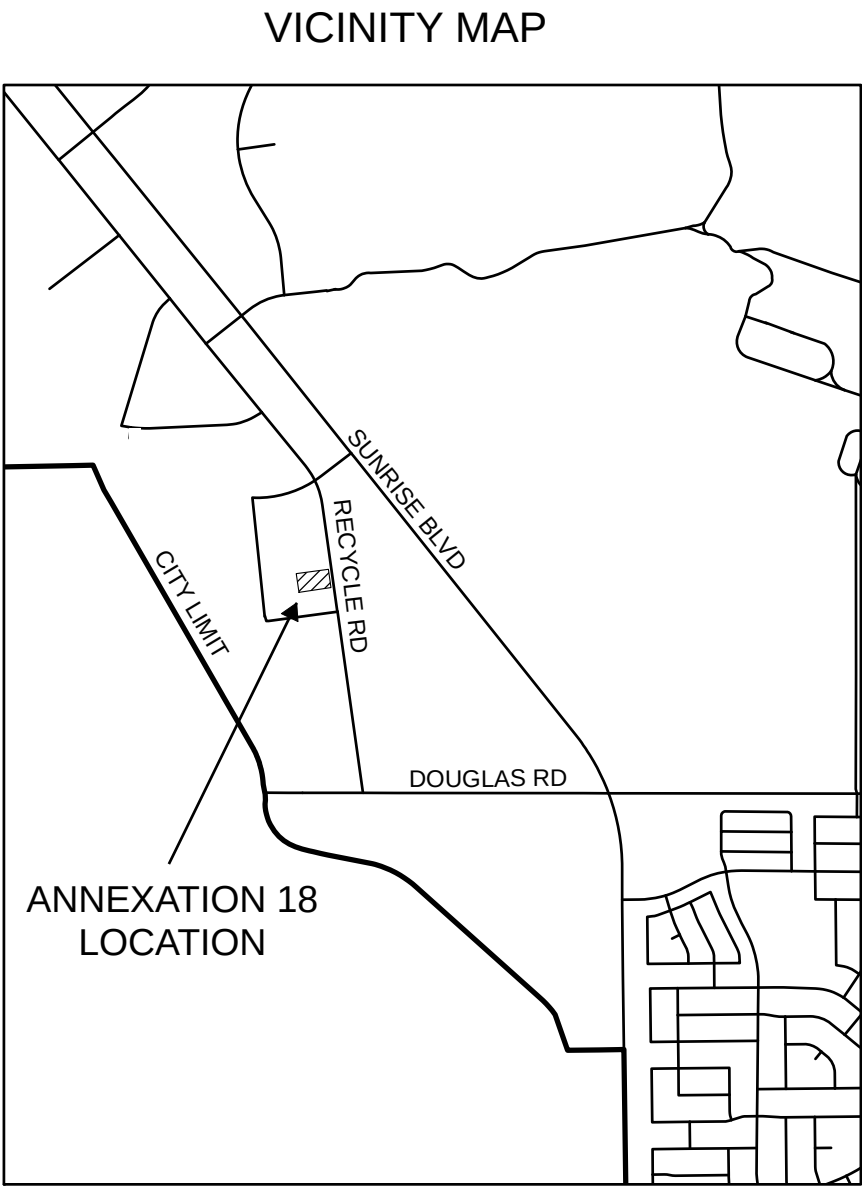
CITY CLERK OF THE CITY OF RANCHO CORDOVA

FILED THIS ____ DAY OF _____, 2016. AT THE HOUR OF ____ O'CLOCK ____ M. IN BOOK ____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS PAGE NOS. ____ THROUGH ____ AS INSTRUMENT NO. ____ IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

COUNTY RECORDER OF THE COUNTY OF SACRAMENTO

FEE \$ _____

REFERENCE THE SACRAMENTO COUNTY ASSESSOR'S MAPS FOR A DETAILED DESCRIPTION OF PARCEL LINES AND DIMENSIONS



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

PROPOSED BOUNDARY MAP
City of Rancho Cordova Community Facilities District No. 2008-1 ANNEXATION 18 (APG Warehouse) County of Sacramento, California Sheet <u>1</u> of <u>1</u>

EXHIBIT B

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

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

AMENDED NOTICE OF SPECIAL TAX LIEN

Pursuant to the requirements of Section 3114.5 of the Streets and Highways Code and Section 53311 of the Government Code, the undersigned clerk of the legislative body of the City of Rancho Cordova (the "City"), State of California, hereby gives notice that a lien to secure payment of special taxes is hereby imposed by the City Council of the City. The special taxes secured by this lien are authorized to be levied for the purpose of providing operation and maintenance of law enforcement, fire and paramedic services described in **Exhibit A** attached hereto and hereby made a part hereof.

The special taxes are authorized to be levied within Annexation Map No. 18 (the "Annexed Area") of the City of Rancho Cordova Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance) (the "CFD"), which has now been officially annexed to the District, and the lien of the special taxes are a continuing lien which shall secure each annual levy of the special taxes and which shall continue in force and effect until the special taxes cease to be levied and a notice of cessation of special taxes is recorded in accordance with Section 53330.5 of the Government Code.

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

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

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

EXHIBIT B

Reference is hereby made to the boundary map of the CFD recorded at Book 110 of Maps of Assessment and Community Facilities District at Page 10 as Document No. 20081014-0822, in the office of the County Clerk & Recorder of the County of Sacramento, California, which contains a list of the then existing owners and assessor tax parcel numbers of the original boundaries of the District.

Reference is made to the boundary map of the Annexed Territory recorded at Book 119, Page 0010, Document No. 20150812PG0474 in the Office of the County Recorder for the County of Sacramento, State of California, which map together with the Original Boundary Map and the boundary maps of record for all prior annexations, are now the final boundary maps of the Community Facilities District including the Annexed Territory.

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

Dated: _____

CITY CLERK OF THE CITY OF
RANCHO CORDOVA

EXHIBIT A

CITY OF RANCHO CORDOVA COMMUNITY FACILITIES DISTRICT NO. 2008-1 (STREET LIGHTING AND ROAD MAINTENANCE)

DESCRIPTION OF DISTRICT SERVICES

Description of services:

Maintenance and lighting of public streets and roads

- Maintenance means the furnishing of services and materials for the ordinary and usual operation, maintenance and servicing of the street improvements, the street-lighting network, dedicated easements, and appurtenant facilities, and administration and overhead of all aspects of the District.

Reserve Fund

- The Special Taxes may be collected and set-aside in designated funds, collected over several years, that may be used by the District to fund future repairs to street lighting and roadway improvements and other services as determined by the District.

EXHIBIT B

CITY OF RANCHO CORDOVA COMMUNITY FACILITIES DISTRICT No. 2008-1 (STREET LIGHTING AND ROAD MAINTENANCE)

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

A Special Tax applicable to each Assessor's Parcel in Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance) shall be levied and collected according to the tax liability determined by the City Council, acting in its capacity as the legislative body of CFD No. 2008-1, through the application of the appropriate Special Tax rate, as described below. All of the property in CFD No. 2008-1, unless exempted by law or by the provisions of Section E below, shall be taxed for the purposes, to the extent, and in the manner herein provided, including property subsequently annexed to CFD No. 2008-1 unless a separate Rate and Method of Apportionment of Special Tax is adopted for the annexation area.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Acreage" or "Acre" means the land area making up an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable final subdivision map or other parcel map recorded at the County Recorder's Office.

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

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

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

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

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

“Assessor’s Parcel Map” means an official map of the County Assessor designating parcels by Assessor’s Parcel number.

“Authorized Services” means the public services authorized to be funded by CFD No. 2008-1 as set forth in the documents adopted by the City Council when the CFD was formed.

“CFD” or **“CFD No. 2008-1”** means the City of Rancho Cordova Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance).

“City” means the City of Rancho Cordova.

“City Council” means the City Council of the City of Rancho Cordova, acting as the legislative body of CFD No. 2008-1.

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

“County” means the County of Sacramento.

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

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

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

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

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

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

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

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

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

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

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

“Public Property” means any property within the boundaries of CFD No. 2008-1 that is owned by the federal government, State of California, County, City, or other public agency.

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

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

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

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

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

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

“Special Tax” means a special tax levied in any Fiscal Year on property within CFD No. 2008-1 to pay the Special Tax Requirement.

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

“Taxable Property” means all Assessor’s Parcels within the boundaries of CFD No. 2008-1 which are not exempt from the Special Tax pursuant to law or Section E below.

“Taxable Public Property” means, in any Fiscal Year, all Assessor’s Parcels in CFD No. 2008-1 that had, in prior Fiscal Years, been taxed as Developed Property and subsequently came under the ownership of a public agency.

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

“Tax Zone 1” means the geographic area that is identified by Assessor’s Parcel number in Attachment 1 of this Rate and Method of Apportionment of Special Tax as Tax Zone 1 and any property annexed into Tax Zone 1 after formation of the CFD.

“Tax Zone 2” means the geographic area that is identified by Assessor’s Parcel number in Attachment 1 of this Rate and Method of Apportionment of Special Tax as Tax Zone 2 and any property annexed into Tax Zone 2 after formation of the CFD.

“Tax Zone 3” means the geographic areas that are identified by Assessor’s Parcel number in Attachment 1 of this Rate and Method of Apportionment of Special Tax as Tax Zone 3 and any property annexed into Tax Zone 3 after formation of the CFD.

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

B. DATA COLLECTION FOR ANNUAL TAX LEVY

Each Fiscal Year, the Administrator shall identify the current Assessor’s Parcel number for all Parcels of Taxable Property within CFD No. 2008-1 and shall determine within which Tax Zone each Assessor’s Parcel is located. Upon each annexation of property into CFD No. 2008-1, the Administrator shall update Attachment 1 to include the new Assessor’s Parcel number(s). In addition, for all Parcels of Developed Property, if applicable to the Tax Zone in which the

Parcels are located, the Administrator shall determine if each Parcel is an Ordinary Use Parcel, an Additional Load Parcel, a Residential Alley Parcel, a Decorative Lighting Parcel, an Additional Load and Decorative Lighting Parcel, or a Residential Alley and Decorative Lighting Parcel.

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

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

In any Fiscal Year, if it is determined that (i) a parcel map for a portion of property in CFD No. 2008-1 was recorded after January 1 of the prior Fiscal Year (or any other date after which the Assessor will not incorporate the newly-created Parcels into the then current tax roll), (ii) because of the date the parcel map was recorded, the Assessor does not yet recognize the new Parcels created by the parcel map, and (iii) one or more of the newly-created Parcels meets the definition of Developed Property, the Administrator shall calculate the Special Tax for the property affected by recordation of the parcel map by determining the Special Tax that applies separately to each newly-created Parcel, then applying the sum of the individual Special Taxes to the Parcel that was subdivided by recordation of the parcel map.

C. MAXIMUM SPECIAL TAX

1. Tax Zone 1

The Maximum Special Tax for a Parcel of Developed Property in Tax Zone 1 for Fiscal Year 2008-09 shall be \$0.0771 per Square Foot. On each January 1, commencing January 1, 2009, this Maximum Special Tax shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

2. Tax Zone 2

The Maximum Special Tax for a Parcel of Developed Property in Tax Zone 2 for Fiscal Year 2008-09 shall be \$0.0211 per Square Foot. On each January 1, commencing January 1, 2009, this Maximum Special Tax shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

3. Tax Zone 3

The following Maximum Special Taxes apply to all Parcels of Developed Property within Tax Zone 3 of CFD No. 2008-1:

a. Ordinary Use Parcels

MAXIMUM SPECIAL TAXES ORDINARY USE PARCELS (FISCAL YEAR 2008-09)

Land Use Class	Square Footage	Maximum Special Tax
Single Family Detached Property	Units greater than 1,200 Square Feet	\$335.81 per Unit
Single Family Detached Property	Units less than or equal to 1,200 Square Feet	\$295.51 per Unit
Single Family Attached Property	Units greater than 1,200 Square Feet	\$295.51 per Unit
Single Family Attached Property	Units less than or equal to 1,200 Square Feet	\$235.06 per Unit
Multi-Family Property	N/A	\$235.06 per Unit
Commercial Property	N/A	The greater of \$973.30 per Acre or \$0.0944 per Square Foot
Hotel Property	N/A	The greater of \$2,688.49 per Acre or \$56.98 per Unit
Industrial Property	N/A	The greater of \$222.20 per Acre or \$0.0351 per Square Foot
Office Property	N/A	The greater of \$851.74 per Acre or \$0.0827 per Square Foot

On each January 1, commencing January 1, 2009, the Maximum Special Taxes shown above shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

b. Residential Alley Parcels

**MAXIMUM SPECIAL TAXES
RESIDENTIAL ALLEY PARCELS
(FISCAL YEAR 2008-09)**

Land Use Class	Square Footage	Maximum Special Tax
Single Family Detached Property	Units greater than 1,200 Square Feet	\$463.41 per Unit
Single Family Detached Property	Units less than or equal to 1,200 Square Feet	\$407.80 per Unit
Single Family Attached Property	Units greater than 1,200 Square Feet	\$407.80 per Unit
Single Family Attached Property	Units less than or equal to 1,200 Square Feet	\$324.39 per Unit
Multi-Family Property	N/A	\$324.39 per Unit
Commercial Property	N/A	N/A
Hotel Property	N/A	N/A
Industrial Property	N/A	N/A
Office Property	N/A	N/A

On each January 1, commencing January 1, 2009, the Maximum Special Taxes shown above shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

c. *Decorative Lighting Parcels*

**MAXIMUM SPECIAL TAXES
DECORATIVE LIGHTING PARCELS
(FISCAL YEAR 2008-09)**

Land Use Class	Square Footage	Maximum Special Tax
Single Family Detached Property	Units greater than 1,200 Square Feet	\$360.99 per Unit
Single Family Detached Property	Units less than or equal to 1,200 Square Feet	\$317.67 per Unit
Single Family Attached Property	Units greater than 1,200 Square Feet	\$317.67 per Unit
Single Family Attached Property	Units less than or equal to 1,200 Square Feet	\$252.69 per Unit
Multi-Family Property	N/A	\$252.69 per Unit
Commercial Property	N/A	The greater of \$1,046.30 per Acre or \$0.1015 per Square Foot
Hotel Property	N/A	The greater of \$2,890.13 per Acre or \$61.25 per Unit
Industrial Property	N/A	The greater of \$238.87 per Acre or \$0.0377 per Square Foot
Office Property	N/A	The greater of \$915.62 per Acre or \$0.0889 per Square Foot

On each January 1, commencing January 1, 2009, the Maximum Special Taxes shown above shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

d. *Additional Load Parcels*

**MAXIMUM SPECIAL TAXES
ADDITIONAL LOAD PARCELS
(FISCAL YEAR 2008-09)**

Land Use Class	Square Footage	Maximum Special Tax
Single Family Detached Property	Units greater than 1,200 Square Feet	N/A
Single Family Detached Property	Units less than or equal to 1,200 Square Feet	N/A
Single Family Attached Property	Units greater than 1,200 Square Feet	N/A
Single Family Attached Property	Units less than or equal to 1,200 Square Feet	N/A
Multi-Family Property	N/A	N/A
Commercial Property	N/A	The greater of \$1,216.63 per Acre or \$0.1180 per Square Foot
Hotel Property	N/A	N/A
Industrial Property	N/A	The greater of \$277.75 per Acre or \$0.0439 per Square Foot
Office Property	N/A	N/A

On each January 1, commencing January 1, 2009, the Maximum Special Taxes shown above shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

e. *Additional Load and Decorative Lighting Parcels*

**MAXIMUM SPECIAL TAXES
ADDITIONAL LOAD AND DECORATIVE LIGHTING PARCELS
(FISCAL YEAR 2008-09)**

Land Use Class	Square Footage	Maximum Special Tax
Single Family Detached Property	Units greater than 1,200 Square Feet	N/A
Single Family Detached Property	Units less than or equal to 1,200 Square Feet	N/A
Single Family Attached Property	Units greater than 1,200 Square Feet	N/A
Single Family Attached Property	Units less than or equal to 1,200 Square Feet	N/A
Multi-Family Property	N/A	N/A
Commercial Property	N/A	The greater of \$1,289.63 per Acre or \$0.1251 per Square Foot
Hotel Property	N/A	N/A
Industrial Property	N/A	The greater of \$294.42 per Acre or \$0.0465 per Square Foot
Office Property	N/A	N/A

On each January 1, commencing January 1, 2009, the Maximum Special Taxes shown above shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

f. Residential Alley and Decorative Lighting Parcels

**MAXIMUM SPECIAL TAXES
RESIDENTIAL ALLEY AND DECORATIVE LIGHTING PARCELS
(FISCAL YEAR 2008-09)**

Land Use Class	Square Footage	Maximum Special Tax
Single Family Detached Property	Units greater than 1,200 Square Feet	\$488.60 per Unit
Single Family Detached Property	Units less than or equal to 1,200 Square Feet	\$429.97 per Unit
Single Family Attached Property	Units greater than 1,200 Square Feet	\$429.97 per Unit
Single Family Attached Property	Units less than or equal to 1,200 Square Feet	\$342.02 per Unit
Multi-Family Property	N/A	\$342.02 per Unit
Commercial Property	N/A	N/A
Hotel Property	N/A	N/A
Industrial Property	N/A	N/A
Office Property	N/A	N/A

On each January 1, commencing January 1, 2009, the Maximum Special Taxes shown above shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

D. METHOD OF LEVY AND COLLECTION OF SPECIAL TAX

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

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

Second: If additional revenue is needed after the first step has been completed, the Special Tax shall be levied proportionately on each Parcel of Taxable Public Property up to 100% of the Maximum Special Tax that would have

applied to the Parcel had the Parcel not become Public Property until the amount levied is equal to the Special Tax Requirement for the Fiscal Year.

The Special Tax for CFD No. 2008-1 shall be collected at the same time and in the same manner as ordinary ad valorem property taxes provided, however, that the City may (under the authority of Government Code Section 53340) collect Special Taxes at a different time or in a different manner if necessary to meet CFD No. 2008-1 financial obligations and the Special Tax shall be equally subject to foreclosure if delinquent.

E. LIMITATIONS

Notwithstanding any other provision of this Rate and Method of Apportionment of Special Tax, no Special Tax shall be levied on (i) any Parcel of Public Property that is not Taxable Public Property, and (ii) any Parcel in CFD No. 2008-1 that is not Developed Property.

F. INTERPRETATION OF SPECIAL TAX FORMULA

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

**CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT 2008-1
(STREET LIGHTING AND ROAD MAINTENANCE)**

IDENTIFICATION OF TAX ZONES

Tax Zone	Assessor's Parcels Included in Tax Zone *	Fiscal Year In Which Property Was Added to CFD No. 2008-1
1	077-0050-085	2008-09
2	067-0010-060	2008-09
3	067-0990-001	2008-09
	067-1000-001	2008-09
	072-0500-040	2008-09
	072-0500-041	2008-09

** The property identified by the Assessor's Parcel Numbers listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to APNs in future Fiscal Years. As APNs change, the City may update Attachment 1 to reflect the most current APNs.*

EXHIBIT C

CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2008-1
(STREET LIGHTING AND ROAD MAINTENANCE)

ASSESSOR'S PARCEL NUMBERS AND OWNERS OF LAND WITHIN COMMUNITY
FACILITIES DISTRICT

Assessor's
Parcel Nos.

072-0550-023

Names of Property Owners

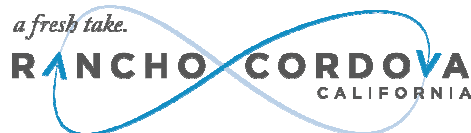
APG Properties, LLC

MEMORANDUM

DATE: August 1, 2016

TO: Honorable Mayor and Council Members

FROM: Michelle Mingay, Senior Finance Analyst



SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA MAKING CERTAIN FINDINGS AND DETERMINATIONS RELATED TO, AND ACCEPTING, THE FY 2014-15 DEVELOPMENT IMPACT FEE REPORT FOR THE AB1600 DEVELOPMENT FEES

RECOMMENDATION

Adopt Resolution No. 97-2016.

RESULT OF RECOMMENDED ACTION

Adoption of this resolution approves the annual Development Impact Fee Report prepared in accordance with California Government Code Section 66000, et seq. and ensures the City remains in compliance with AB1600 reporting requirements. Ongoing compliance means that the City can continue to collect fees from developers to ensure that new development is providing new infrastructure or funds to ensure that their impact upon the existing city is funded by the development, not by existing residents.

BACKGROUND

State law (California Government Code Section 66006) requires each local agency that imposes AB1600 development impact fees to prepare an annual report providing specific information about those fees. The AB1600 legal requirements stipulate that the fees imposed on new development have the proper nexus to any project on which they are imposed. In addition, AB1600 imposes certain accounting and reporting requirements with respect to the fees collected. The fees, for accounting purposes, must be segregated from the general fund or the City and from other funds or accounts containing fees collected for other improvements. Interest on each development fee fund or account must be credited to that fund or account and used only for the purposes for which the fees were collected.

California Government Code Section 66006(b) requires that for each separate account or fund, the local agency shall, within 180 days after the last day of the fiscal year, make available to the public the following information for the fiscal year:

- A brief description of the type of fee in the account or fund
- The amount of the fee
- The beginning and ending balance of the account or fund

- The amount of the fees collected and interest earned
- An identification of each public improvement on which fees were expended and the amount of expenditures on each improvement including the total percentage of the cost of the public improvement that was funded with fees
- An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement
- A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan
- The amount of refunds made due to sufficient funds being collected to complete financing on incomplete public improvements, and the amount of reallocation of funds made due to administrative costs of refunding unexpended revenues exceeding the amount to be refunded

California Government Code Section 66001(d) requires the local agency make all of following findings every fifth year with respect to that portion of the account remaining unexpended, whether committed or uncommitted:

- Identify the purpose to which the fee is to be put
- Demonstrate a reasonable relationship between the fee and purpose for which it is charged
- Identify all sources and amounts of funding anticipated to complete financing in incomplete improvements
- Designate the approximate dates on which the funding is expected to be deposited into the appropriate account or fund
- In any action imposing a fee as a condition of approval of a development project by a local agency, the local agency shall determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed

If the agency no longer needs the funds for the purposes collected, or if the agency fails to make required finding, or perform certain administrative tasks prescribed by AB1600, the agency may be required to refund, on a prorated basis to owners of the properties upon which the fees for the improvement were imposed, the monies collected for that project and any interest earned on those funds.

The FY 2014-15 Development Impact Fee Report (the "Report"), while delayed due to staffing transitions in the Finance Department, has been prepared to meet the annual reporting requirements only since the required five year findings were made in 2014, with the adoption of Resolution 4-2014, and therefore will not be required to be made again until 2019. It should also be noted that the Report includes fees that were in place on June 30, 2015 and does not necessarily represent current fee levels since any fee adjustments after June 30th will be captured in the FY 2015-16 Development Impact Fee Report.

The report must be reviewed by the City Council at a regularly scheduled public meeting, not less than 15 days after the information is made available to the public. In addition, notice of the time and place of the meeting shall be mailed at least 15 days prior to the meeting to any interested party who files a written request with the local agency for such a mailed notice, of which the City has none. The report was posted to the City's website and available for public review on July 11, 2016.

ATTACHMENTS

1. Resolution No. 97-2016.
2. Development Impact Fee Report (FY 2014-15).

ATTACHMENT 1

CITY OF RANCHO CORDOVA

RESOLUTION NO. 97-2016

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
MAKING CERTAIN FINDINGS AND DETERMINATIONS RELATED TO, AND
ACCEPTING, THE FY 2014-15 PUBLIC FACILITIES FEE REPORT FOR
THE AB 1600 DEVELOPMENT FEES**

WHEREAS, the City of Rancho Cordova imposes fees to mitigate the impacts of development, pursuant to Government Code section 66000 *et seq.*; and

WHEREAS, in accordance with California Government Code section 66006(a), the City has established and maintained separate funds for each development impact fee in a manner to avoid any commingling of the fees with other revenues and funds of the City, except for temporary investments, and has expended those fees solely for the purpose for which the fees were collected; and

WHEREAS, California Government Code section 66006(b)(1) requires cities to prepare and make available to the public a report describing each development impact fee and providing details related to its use within one hundred eighty (180) days after the last day of each fiscal year; and

WHEREAS, the Development Impact Fee Report, for the Fiscal Year Ending June 30, 2015, (the "Report"), attached hereto as **Exhibit "A"**, provides a description of each fee, its amount, and various information required by Government Code section 66006(b)(1) to be reported on an annual basis; and

WHEREAS, the Report provides information required by Government Code sections 66001 and 66006 for the following approved development impact fees:

- § **Housing Trust Development Impact Fee:** On December 1, 2003, the City Council approved Ordinance No. 26-2003 continuing the Housing Trust Development Impact Fee in effect when the City incorporated, which is to be used to finance municipal public facilities to reduce the impacts caused by future developments in the Rancho Cordova area on the housing stock, including but not limited to very low income housing facilities; and
- § **Villages of Zinfandel Public Facilities Financing Plan Development Fees:** On December 15, 2003, the City Council approved Resolution No. 80-2003 establishing the Villages of Zinfandel Public Facilities Financing Plan Development Fees to finance development within the Villages of Zinfandel Special Plan Area; and
- § **Sunrise Douglas Community Plan Development Impact Fees:** On June 21, 2004, the City Council approved Resolution No. 79-2004 establishing the Sunrise Douglas Community Plan Development Impact Fee Program to finance the required roadways, transit shuttle, supplemental offsite water, interim sewer, park and library facilities necessary to service development in the Sunridge Specific Plan, as well as defray the cost of periodic updated to and routine administration of the Sunrise Douglas Community Plan Development Fee Program; and

ATTACHMENT 1

- § **Community Facilities Fee Program:** On April 1, 2013, the City Council approved Resolution No. 38-2013 updating the Community Facilities Fee Program, which was originally established in 2004 and updated in 2005, to fund a portion of the future municipal facilities required to serve an increased City population due to anticipated future development; and
- § **Transportation Development Impact Fee Program:** On December 19, 2005, the City Council approved Ordinance 33-2005 establishing a Transportation Development Impact Fee (TDIF) Program to finance transportation improvements necessary to offset the impacts to the City's transportation system of new development in the City, to ensure that adequate funding is provided for improvements required to meet the demands of such new development, and to fund administration of the Fee Program. An update to the TDIF was approved by the City Council on December 16, 2013 with the approval of Resolution 138-2013.

WHEREAS, California Government Code Section 66006(b)(2) requires that the governing body of the City review the information made available to the public at a regularly scheduled public meeting not less than 15 days after the information is made available to the public; and

WHEREAS, the Report was made available to the public on the City's website on July 11, 2016; and

WHEREAS, on August 1, 2016, the City Council reviewed the report and approved it pursuant to Government Code sections 66001 and 66006.

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

Section 1. The City Council does hereby find and determine that the foregoing recitals and determinations are true and correct.

Section 2. The City Council has reviewed the Report and finds that it complies with California Government Code section 66006(b), setting the requirements for fiscal year reporting for development impact fees. The City Council finds that the Report provides the following required information:

- A. A brief description of the type of fee in the account or fund (Report pg. 4-6);
- B. The amount of the fee (Report pg. 7-8);
- C. The beginning and ending balance of the account or fund (Report pg. 9-12);
- D. The amount of the fees collected and interest earned (Report pg. 13-25);
- E. An identification of each public improvement on which fees were expended and the amount of expenditures on each improvement including the total percentage of the cost of the public improvement that was funded with fees (Report pg. 31-33);
- F. An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement (Report pg. 31-33);

ATTACHMENT 1

- G. A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan (Report pg. 26-28); and
- H. The amount of refunds made due to sufficient funds being collected to complete financing on incomplete public improvements, and the amount of reallocation of funds made due to administrative costs of refunding unexpended revenues exceeding the amount to be refunded (Report pg. 29).

Section 3. The City Council hereby finds that all reportable fees, collections and expenditures have been received, deposited, invested and expended in compliance with the relevant sections of the California Government Code and all other applicable laws for the fiscal year 2014-15.

Section 4. The City Council hereby finds that no refunds and allocations of reportable fees, as required by California Government Code section 66001, are deemed payable at this time.

Section 5. The City Council hereby finds the City is in compliance with California Government Code section 66000, *et seq.*, relative to receipt, deposit, investment, expenditure or refund of reportable fees received and expended relative to the individual impact fee programs in place for new development in fiscal year 2014-15.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the _____ day of _____, 2016 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David M. Sander, Mayor

ATTEST:

Mindy Cuppy, MMC, City Clerk

2203215.1



City of Rancho Cordova

Development Impact Fee Report

Fiscal Year Ending
June 30, 2015

City of Rancho Cordova

Development Impact Fee Report

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City of Rancho Cordova

Development Impact Fee Report

Legal Requirements

A. REQUIREMENTS FOR DEVELOPMENT IMPACT FEES

State law (California Government Code Section 66006) requires each local agency that imposes AB 1600 development impact fees to prepare an annual report providing specific information about those fees. Within the AB1600 legal requirements, it stipulates that fees imposed on new development have the proper nexus to any project on which they are imposed. In addition, AB1600 imposes certain accounting and reporting requirements with respect to the fees collected. The fees, for accounting purposes, must be segregated from the general funds of the City and from other funds or accounts containing fees collected for other improvements. Interest on each development fee fund or account must be credited to that fund or account and used only for the purposes for which the fees were collected.

Current California Government Code Section 66006(b) requires that for each separate fund the local agency shall, within 180 days after the last day of each fiscal year, make available to the public the following information for the fiscal year:

- A brief description of the type of fee in the account or fund.
- The amount of the fee.
- The beginning and ending balance of the account or fund.
- The amount of the fees collected and interest earned.
- An identification of each public improvement on which fees were expended and the amount of expenditures on each improvement including the total percentage of the cost of the public improvement that was funded with fees.
- An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement.
- A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan.
- The amount of refunds made due to sufficient funds being collected to complete financing on incomplete public improvements, and the amount of reallocation of funds made due to administrative costs of refunding unexpended revenues exceeding the amount to be refunded.

California Government Code Section 66001(d) requires the local agency make all of following findings every fifth year with respect to that portion of the account remaining unexpended, whether committed or uncommitted:

- Identify the purpose to which the fee is to be put.
- Demonstrate a reasonable relationship between the fee and purpose for which it is charged.
- Identify all sources and amounts of funding anticipated to complete financing in incomplete improvements.

City of Rancho Cordova

Development Impact Fee Report

- Designate the approximate dates on which the funding is expected to be deposited into the appropriate account or fund.
- In any action imposing a fee as a condition of approval of a development project by a local agency, the local agency shall determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

B. ADDITIONAL NOTES

The State of California Government Code Section 66002 requires local agencies that have developed a fee program to adopt a Capital Improvement Plan (CIP) indicating the approximate location, size and timing of projects, plus an estimate for the cost of all facilities or improvements to be financed by fees. A formal CIP is recommended, at a minimum, as a five-year plan. The City annually produces a five-year CIP which provides program summary information for the City's various capital improvement funding programs, as well as project summary information (revenue, expenditures and project schedule) for the specific projects selected for implementation during the CIP period. The CIP describes the five-year plan for allocating funds from the Impact Fee Programs, Measure A Transportation Sales Tax, State and Federal Grants, Gas Tax, Roadway Funds, Supplemental Transportation Fees, Storm Water Utility Tax and Transit Related Service Area Tax. A copy of the City's most recent CIP can be found under the Public Works Department page on the City's website at www.cityofranhocordova.org.

The CIP relates the City's annual capital expenditures to a long-range plan for public improvements. By relating the plan for public improvements to the City's capacity for funding, and scheduling expenditures over a period of years, the CIP helps maximize the funds available. This type of fiscal management is important during periods where budgetary demands exceeding financial resources.

C. ESTABLISHING A REASONABLE RELATIONSHIP BETWEEN THE FEE AND THE PURPOSE FOR WHICH IT IS CHARGED

The Development Impact Fee Program has been in effect in Rancho Cordova since incorporation in fiscal year 2003/04. The Development Impact Fee Program consists of multiple components which were individually adopted by the City Council. The program sets forth the relationship between contemplated future development, facilities needed to serve future development and the estimated costs of those improvements based on the current General Plan for build-out.

The City's Capital Improvement Plan (CIP) projects are financed, in part, by the development impact fees outlined in the description of the development impact fees on the following pages. The City's CIP provide infrastructure to the residents and businesses in Rancho Cordova in order to keep pace with ongoing development in, and adjacent to, the community. Estimated project costs, and the summary of fee apportionment to each

City of Rancho Cordova

Development Impact Fee Report

development fee type, are detailed within the adopted Nexus Studies establishing the individual Development Impact Fee program(s) and are on file with the City Clerk's Office.

Information on projects in the Development Impact Fee Program(s) can be found on pages 31-33. The information in these tables include: Current Projects, Project Phase, Construction Estimated Start Date, Construction Estimated Completion Date, Estimated Project Cost and Development Fee information including Funding to Date, Budget to Date and % of Total Project Cost.

D. FUNDING OF INFRASTRUCTURE

The 2013/14 - 2017/18 Capital Improvement Plan (CIP) identifies all funding sources and amounts for individual projects through 2017/18. The CIP is updated annually to reflect the current infrastructure needs of the City. As a CIP project is identified, the project is evaluated to determine the portion of the project that will service existing residents and businesses versus new development.

Once the determination of use is made, the percentage of use attributable to new development is then funded by the appropriate development fee, based on the type of project. The percentage of use associated with existing residents or businesses are funded from other appropriate sources as identified on each individual project sheet in the CIP. All future planned infrastructure needs are outlined in the Development Impact Fee Program(s). The funding and commencement dates for projects are adjusted, as needed, to reflect the needs of the community.

E. CURRENT PROJECTS

Construction is currently underway on the following projects:

- CP06-2021 - Femoyer Street (Mather Boulevard to International Drive)
- CP06-2024 - Douglas Road (Rancho Cordova Parkway to Borderlands Drive)
- CP07-2033 - Folsom Boulevard and Mather Field Road Enhancement II
- CP07-2055 - White Rock Road Improvement, Phase I
- CP10-2084 - Mather Field Road - Pedestrian, ADA and Safety Improvements
- CP14-2150 - Mather Veteran's Village
- CP12-2108 - Bicycle Traffic Signal Detection Project
- CP13-2122 - Aramon Dr/Stodard Dr & Coloma Rd Traffic Signal
- CP13-2124 - Mather Field Road Pedestrian Safety Improvements
- CP14-2141 - International Drive and Femoyer Road Traffic Signal

City of Rancho Cordova

Development Impact Fee Report

Description of Development Impact Fee(s)

Community Facilities Fee (CFF) Program - This program was established by the City to cover the costs of municipal facilities required to serve an increased population as a result of new development. The city has identified these facilities to include a city hall, a police station, a community center, a city corporation yard, a city museum, a parking structure, library facilities and ongoing administration of the CFF program. The fee program was updated in April 2013 and combined fee components from the City's 2004 and 2005 Fee Studies into a single fee category while continuing to report the library fee separately since the City is holding these funds on behalf of the Sacramento Public Library Authority.

Community Facilities Impact Fee - To provide for new development's share of the cost of municipal facilities, furnishing and equipment required to service the City.

Library Impact Fee - To provide for new development's share of the cost of a library building, furnishings, equipment, books, financing and the purchase of land.

Housing Trust Development Impact Fee - A non-residential impact fee used to offset some of the increased burden of need for very low income housing, created by the construction of non-residential uses, which employ a significant number of low wage earners.

Sunrise Douglas (SD) Impact Fee Program - These specific plan development impact fees are imposed on development in the Sunridge Specific Plan (SRSP), which is part of the Sunrise Douglas Community Plan (SDCP) development area. It includes additional fees for fee program updates, interim sewer facilities, park development improvements, supplemental offsite water facilities, roadways improvements, transit shuttles, and administration of the fee program. These funds can only be spent on facilities in the SDCP Capital Improvement Plan (CIP) to mitigate impact as a result of development in the SDCP area.

SD Fee Program Update Impact Fee - To provide funding for program updates to the Sunrise Douglas Impact Fee Program.

SD Interim Sewer Impact Fee - To provide funding for the construction of interim sewer facilities to serve the SRSP area. Upon application by the property owner or his authorized agent, the City may authorize the construction of any interim sewer facilities, or portions thereof, as designated in the SDCP Impact Fee Program in lieu of all, or a portion of, the required interim sewer development fee.

SD Park Impact Fee - To provide funding for the construction of park and recreation facilities necessary for development within the SRSP area. Upon application by the property owner or his authorized agent, Cordova Recreation and Park District may authorize the construction of any park and recreation facilities, or portions thereof, as designated in the SDCP Impact Fee Program. The developer will then either be reimbursed for these cost from fees collected from other developers in the SDCP area, only to the extent the funds are available, or a credit for such in lieu construction will be provide to the property owner to be used within the SDCP area.

City of Rancho Cordova

Development Impact Fee Report

SD Supplemental Offsite Water Impact Fee - To provide funding for the construction of offsite water improvements to serve the SRSP area. Upon application by the property owner or his authorized agent, the City may authorize the construction of any offsite water facilities, or portions thereof, as designated in the SDCP Impact Fee Program in lieu of all, or a portion of, the supplemental offsite water development fee.

SD Roadway Impact Fee - To provide funding to construct roads, intersections, and other roadway improvements in the SDCP CIP needed to mitigate the impacts of new development within the SRSP area. Upon application by the property owner or his authorized agent, the City may authorize the construction of any roadway facilities, or portions thereof, in order of priority as designated on the priority list in the SD Impact Fee Program. The developer will then either be reimbursed for these cost from fees collected from other developers in the SDCP area, only to the extent the funds are available, or a credit for such in lieu construction will be provide to the property owner to be used within the SDCP area.

SD Transit Shuttle Impact Fee - To provide funding for the development and operation of a transit shuttle within the Sunrise Douglas Community Plan area.

SD Administration Impact Fee - To provide funding for the administrative duties associated with the SD Impact Fee program.

Traffic Mitigation Impact Fee - This development impact fee is a citywide fee imposed on new development in the City to cover the fair share cost of traffic impacts resulting from new development, including program administration. The funds collected will be used for construction of the transportation improvements listed in the Transportation Capital Improvement Plan (CIP) Development Impact Fee Program.

Upon application by the property owner or his authorized agent, the City may authorize the construction of any transportation facilities, or portions thereof, in order of priority as designated on the priority list for the transportation impact fee program. The developer will then either be reimbursed for these cost from fees collected from other developers, only to the extent the funds are available, or a credit in lieu of all, or a portion of the required transportation impact fee.

Villages of Zinfandel (VOZ) Impact Fee Program - These specific plan fees are imposed on new development in the Villages of Zinfandel special planning area. It includes fees for offsite roadway improvement and the administration of the fee program. These funds can only be spent on facilities identified in the VOZ Development Impact Fee Program to mitigate impact as a result of development in the VOZ special planning area.

VOZ Roadway Impact Fee - To provide funding for the cost of constructing offsite roadway mitigation facilities required to serve residents within the Villages of Zinfandel Public Facilities Financing Plan area. Upon application by the property owner or his authorized agent, the City may authorize the construction of any offsite roadway

City of Rancho Cordova

Development Impact Fee Report

mitigation facilities, or portions thereof, as designated in the Public Facilities Financing Plan - Offsite Roadway Mitigation Fee Program. The developer will then either be reimbursed for these costs from impact fees collected within the VOZ Public Facilities Financing Plan area, only to the extent the funds are available, or a credit for such in lieu construction will be provided to the property owner to be used within the VOZ Public Facilities Financing Plan area.

VOZ Administration Impact Fee - To provide funding for the administrative duties associated with the VOZ Impact Fee program.

City of Rancho Cordova

Development Impact Fee Report

Current Fee Schedule

The Development Fee program is reviewed periodically to ensure the Development Impact Fee Program is accounting for all planned future development. The updated Development Impact Fee Program information is then used to determine the amount of fees available for the funding of the proposed capital improvement projects identified in the development of the five-year Capital Improvement Plan (CIP).

DEVELOPMENT IMPACT FEES					
at June 30, 2015					
Fee Category	Residential		Non-Residential		
	Single Family	Multi-Family	Office	Commercial	Industrial
	Per Unit	Per Unit	Per Sq. Ft	Per Sq. Ft	Per Sq. Ft
Community Facility Impact Fees:					
Community Facilities	2,975.67	2,325.07	0.74	0.45	0.19
Library	609.48	476.62	n/a	n/a	n/a
Total Fees	\$3,585.15	\$2,801.69	\$0.74	\$0.45	\$0.19

DEVELOPMENT IMPACT FEES						
at June 30, 2015						
Fee Category	Residential	Non-Residential				
		Office	Hotel	Research & Development	Commercial	Manufacturing Warehouse
		Per Sq. Ft	Per Sq. Ft	Per Sq. Ft	Per Sq. Ft	Per Sq. Ft
Very Low Income Housing Impact Fee						
Impact Fee	n/a	0.97	0.92	0.82	0.77	0.61
Program Admin	n/a	Between \$30 and \$100 as determined by Plan Review				

DEVELOPMENT IMPACT FEES							
at June 30, 2015							
Fee Category	Residential				Non-Residential		
	Detached > 1,200 SF	Detached ≤ 1,200 SF	Attached	Multi-Family	Commercial	Office	Industrial/Manufacturing
	Per Unit	Per Unit	Per Unit	Per Unit	Per Sq. Ft	Per Sq. Ft	Per Sq. Ft
Traffic Mitigation Impact Fees:							
Area 1 - Infill	\$9,261.75	\$6,183.34	\$6,183.34	\$6,029.27	\$8.70	\$8.43	\$4.39
Area 2 - New Development	\$15,301.22	\$13,464.58	\$13,464.58	\$10,710.65	\$11.22	\$8.62	\$4.39

City of Rancho Cordova

Development Impact Fee Report

DEVELOPMENT IMPACT FEES

at June 30, 2015

Fee Category	Residential		Non-Residential	
	Single Family	Multi-Family	Office	Commercial
	Per Unit	Per Unit	Per Sq. Ft	Per Sq. Ft
Sunrise Douglas (SD) Impact Fees:				
Fee Program Update	77.75	22.73	0.02	0.03
Interim Sewer	906.57	679.93	0.19	0.09
Park*	8,867.56	6,984.82	n/a	n/a
Supp. Offsite Water	1,314.77	986.36	0.41	0.48
Traffic Mitigation	13,514.25	8,895.80	11.87	14.84
Transit Shuttle	74.17	185.41	0.24	0.41
Program Admin	595.78	403.89	0.47	0.60
Total Fees	\$25,350.85	\$18,158.94	\$13.20	\$16.45

* Park Development Fees vary by Development Agreement, amount included in fee schedule represents Fee set up Park Nexus Study

DEVELOPMENT IMPACT FEES

at June 30, 2015

Fee Category	Residential			Non-Residential		
	Single Family	Cluster	Medium	Office	Commercial	Industrial
	Low Density	Low Density	Density	Per Sq. Ft	Per Sq. Ft	Per Sq. Ft
Villages of Zinfandel (VOZ) Impact Fees:						
Traffic Mitigation	282.05	250.70	219.37	0.35	0.42	0.36
Program Admin	8.46	7.52	6.58	0.01	0.01	0.01
Total Fees	\$290.51	\$258.22	\$225.95	\$0.36	\$0.43	\$0.37

City of Rancho Cordova

Financial Summary Report

Statement of Revenues, Expenditures and Changes in Fund Balance For Year Ending June 30, 2015

Description	Community Facilities Fee Program		Very Low Income Housing
	Community Facilities ⁽¹⁾	Library ⁽²⁾	
REVENUES			
Fees	669,537	125,215	27,972
Interest	(29)	9,903	100
Other Revenues	-	-	-
Total Revenues	<u>\$ 669,508</u>	<u>\$ 135,118</u>	<u>\$ 28,072</u>
EXPENDITURES			
Expenditures	24,869	4,696	962,183
Transfer Out	976,441	-	-
Total Expenditures	<u>\$ 1,001,310</u>	<u>\$ 4,696</u>	<u>\$ 962,183</u>
REVENUE OVER/(UNDER) EXPENDITURES	<u>\$ (331,802)</u>	<u>\$ 130,422</u>	<u>\$ (934,111)</u>
Fund Balance, Beginning of Year	242,180	2,943,529	\$ (636,572)
Fund Balance, End of Year	<u>\$ (89,622)</u>	<u>\$ 3,073,952</u>	<u>\$ (1,570,683)</u>

Notes:

- (1) An Updated Nexus Study was adopted in April 2013 which combined facility fees which had been reported as separate line items in the prior nexus study into a single fee component called Community Facilities. For reporting purposes all activity reported in individual funds prior to the implementation of the combined fee have been consolidated for reporting purposes.
- (2) Council approved consolidation of the SD Library Fee, the Villages of Zinfandel Library Fee into the Community Facility Fee - Library Fee. For reporting purposes all activity reported in the individual library funds prior to the implementation of the consolidated library fee have all been reported in CFF - Library Fee

City of Rancho Cordova

Financial Summary Report

Statement of Revenues, Expenditures and Changes in Fund Balance For Year Ending June 30, 2015

Description	Sunrise Douglas Fee Program			
	Fee Program Update	Interim Sewer	Park	Suppl Offsite Water
REVENUES				
Fees	12,095	118,144	330,007	119,292
Interest	459	1,425	22,282	124
Other Revenues	-	-	-	-
Total Revenues	<u>\$ 12,554</u>	<u>\$ 119,569</u>	<u>\$ 352,289</u>	<u>\$ 119,416</u>
EXPENDITURES				
Expenditures	-	51,883	1,940,397	378,106
Transfer Out	-	-	-	-
Total Expenditures	<u>\$ -</u>	<u>\$ 51,883</u>	<u>\$ 1,940,397</u>	<u>\$ 378,106</u>
REVENUE OVER/(UNDER) EXPENDITURES	\$ 12,554	\$ 67,686	\$ (1,588,109)	\$ (258,690)
Fund Balance, Beginning of Year	\$ 135,011	\$ 393,413	\$ 7,501,981	304,846
Fund Balance, End of Year	\$ 147,566	\$ 461,099	\$ 5,913,873	\$ 46,157

Notes:

City of Rancho Cordova

Financial Summary Report

Statement of Revenues, Expenditures and Changes in Fund Balance For Year Ending June 30, 2015

Description	Sunrise Douglas Fee Program (cont.)		
	Roadway	Transit	Program Admin
REVENUES			
Fees	1,732,406	11,538	92,684
Interest	49,246	1,520	2,628
Other Revenues	-	-	-
Total Revenues	<u>\$ 1,781,651</u>	<u>\$ 13,058</u>	<u>\$ 95,312</u>
EXPENDITURES			
Expenditures	1,351,341	-	68,869
Transfer Out	-	-	-
Total Expenditures	<u>\$ 1,351,341</u>	<u>\$ -</u>	<u>\$ 68,869</u>
REVENUE OVER/(UNDER) EXPENDITURES	\$ 430,311	\$ 13,058	\$ 26,443
Fund Balance, Beginning of Year	\$ 14,545,429	\$ 455,222	\$ 793,073
Fund Balance, End of Year	\$ 14,975,740	\$ 468,280	\$ 819,516

Notes:

City of Rancho Cordova

Financial Summary Report

Statement of Revenues, Expenditures and Changes in Fund Balance For Year Ending June 30, 2015

Description	Traffic Mitigation Impact Fee ⁽³⁾	Village of Zinfandel Fee Program	
		Roadway	Program Admin
REVENUES			
Fees	1,066,695	14,528	539
Interest	62,420	1,142	24
Other Revenues	15,000	-	-
Total Revenues	<u>\$ 1,144,114</u>	<u>\$ 15,670</u>	<u>\$ 563</u>
EXPENDITURES			
Expenditures	1,839,192	-	-
Transfer Out	12,500	-	-
Total Expenditures	<u>\$ 1,851,692</u>	<u>\$ -</u>	<u>\$ -</u>
REVENUE OVER/(UNDER) EXPENDITURES	\$ (707,578)	\$ 15,670	\$ 563
Fund Balance, Beginning of Year	18,931,074	\$ 339,616	\$ 7,008
Fund Balance, End of Year	\$ 18,223,497	\$ 355,286	\$ 7,571

Notes:

(3) An Updated Nexus Study was adopted in January 2013 which combined facility fees which had been reported as separate line items in the prior nexus study into a single fee component. For reporting purposes all activity reported in individual funds prior to the implementation of the combined fee have been consolidated for reporting purposes.

City of Rancho Cordova

Capital Facility Fees (CFF) - Community Facilities

Statement of Revenues, Expenditures and Changes in Fund Balance For Last Five Fiscal Years

Description	2010-11	2011-12	Fiscal Year 2012-13	2013-14	2014-15
REVENUES					
Fees	-	-	257,416	724,056	669,537
Interest	-	-	226	8,365	(29)
Other Revenues	-	-	1,304,995	1,050	-
Total Revenues	-	-	1,562,636	733,471	669,508
EXPENDITURES					
Expenditures	-	-	8,587	1,027,081	24,869
Transfer Out	-	-	11,601	1,006,659	976,441
Total Expenditures	-	-	20,188	2,033,740	1,001,310
REVENUES OVER (UNDER) EXPENDITURES	-	-	1,542,448	(1,300,269)	(331,802)
Fund Balance, Beginning of Year	-	-	-	1,542,448	242,180
Fund Balance, End of Year	\$ -	\$ -	\$ 1,542,448	\$ 242,180	\$ (89,622)

Five Year Revenue Test Using First In First Out Method

Available Revenue	2010-11	2011-12	2012-13	2013-14	2014-15
Current Year	-	-	1,542,448	242,180	-
Prior Year (2-yr Old Funds)	-	-	-	-	-
Prior Year (3-yr Old Funds)	-	-	-	-	-
Prior Year (4-yr Old Funds)	-	-	-	-	-
Prior Year (5-yr Old Funds)	-	-	-	-	-
Greater than Five Prior Fiscal Years	-	-	-	-	-
Total Revenues	\$ -	\$ -	\$ 1,542,448	\$ 242,180	\$ -

Result: Five Year Revenue Test met in accordance with Government Code 66001

City of Rancho Cordova

Capital Facility Fees (CFF) - Library

**Statement of Revenues, Expenditures and Changes in Fund Balance
For Last Five Fiscal Years**

Description	2010-11	2011-12	Fiscal Year 2012-13	2013-14	2014-15
REVENUES					
Fees	3,645	9,844	51,403	143,529	125,215
Interest	9,353	4,791	3,733	19,228	9,903
Other Revenues	-	-	2,130,718	-	-
Total Revenues	12,998	14,635	2,185,853	162,757	135,118
EXPENDITURES					
Expenditures	-	-	848	519	4,696
Transfer Out	-	-	1,107	5,382	-
Total Expenditures	-	-	1,955	5,901	4,696
REVENUES OVER (UNDER) EXPENDITURES	12,998	14,635	2,183,898	156,855	130,422
Fund Balance, Beginning of Year	575,143	588,141	602,776	2,786,674	2,943,529
Fund Balance, End of Year	<u>\$ 588,141</u>	<u>\$ 602,776</u>	<u>\$ 2,786,674</u>	<u>\$ 2,943,529</u>	<u>\$ 3,073,952</u>

Five Year Revenue Test Using First In First Out Method

Available Revenue	2010-11	2011-12	2012-13	2013-14	2014-15
Current Year	12,998	14,635	2,185,853	162,757	135,118
Prior Year (2-yr Old Funds)	39,813	12,998	14,635	2,185,853	162,757
Prior Year (3-yr Old Funds)	111,010	39,813	12,998	14,635	2,185,853
Prior Year (4-yr Old Funds)	68,788	111,010	39,813	12,998	14,635
Prior Year (5-yr Old Funds)	148,810 ⁽¹⁾	68,788 ⁽¹⁾	111,010 ⁽¹⁾	39,813 ⁽¹⁾	12,998 ⁽¹⁾
Greater than Five Prior Fiscal Years	206,722 ⁽¹⁾	355,532 ⁽¹⁾	422,365 ⁽¹⁾	527,473 ⁽¹⁾	562,591 ⁽¹⁾
Total Revenues	\$ 588,141	\$ 602,776	\$ 2,786,674	\$ 2,943,529	\$ 3,073,952

(1) The Community Facility Fees - Library Fund reports funds being held beyond the five-years as described by AB1600. These funds are being collected for a future construction of Library Branch(es) and therefore must be retained until enough fees have been collected to start construction of the project.

Result: Five Year Findings required in accordance with Government Code 66001 adopted in 2014 with Resolution 4-2014 ⁽¹⁾

City of Rancho Cordova

Very Low Income Housing

**Statement of Revenues, Expenditures and Changes in Fund Balance
For Last Five Fiscal Years**

Description	2010-11	2011-12	Fiscal Year 2012-13	2013-14	2014-15
REVENUES					
Fees	16,240	104,688	24,694	42,156	27,972
Interest	5,960	1,413	207	-	100
Other Revenues	77,453	-	-	-	-
Total Revenues	99,653	106,101	24,901	42,156	28,072
EXPENDITURES					
Expenditures	56,111	35,308	219,428	581,332	962,183
Transfer Out	-	75,482	-	-	-
Total Expenditures	56,111	110,790	219,428	581,332	962,183
REVENUES OVER (UNDER) EXPENDITURES	43,542	(4,689)	(194,527)	(539,175)	(934,111)
Fund Balance, Beginning of Year	58,277	101,819	97,130	(97,397)	(636,572)
Fund Balance, End of Year	\$ 101,819	\$ 97,130	\$ (97,397)	\$ (636,572)	\$ (1,570,683)

Five Year Revenue Test Using First In First Out Method

Available Revenue	2010-11	2011-12	2012-13	2013-14	2014-15
Current Year	99,653	97,130	-	-	-
Prior Year (2-yr Old Funds)	2,166	-	-	-	-
Prior Year (3-yr Old Funds)	-	-	-	-	-
Prior Year (4-yr Old Funds)	-	-	-	-	-
Prior Year (5-yr Old Funds)	-	-	-	-	-
Greater than Five Prior Fiscal Years	-	-	-	-	-
Total Revenues	\$ 101,819	\$ 97,130	\$ -	\$ -	\$ -

Result: Five Year Revenue Test met in accordance with Government Code 66001

City of Rancho Cordova

Sunrise Douglas (SD) - Program Update(s)

**Statement of Revenues, Expenditures and Changes in Fund Balance
For Last Five Fiscal Years**

Description	2010-11	2011-12	Fiscal Year 2012-13	2013-14	2014-15
REVENUES					
Fees	10,617	12,014	18,021	12,913	12,095
Interest	1,299	775	699	866	459
Other Revenues	-	-	-	-	-
Total Revenues	11,916	12,789	18,720	13,779	12,554
EXPENDITURES					
Expenditures	-	-	-	-	-
Transfer Out	-	-	-	-	-
Total Expenditures	-	-	-	-	-
REVENUES OVER (UNDER) EXPENDITURES	11,916	12,789	18,720	13,779	12,554
Fund Balance, Beginning of Year	77,807	89,723	102,512	121,232	135,011
Fund Balance, End of Year	<u>\$ 89,723</u>	<u>\$ 102,512</u>	<u>\$ 121,232</u>	<u>\$ 135,011</u>	<u>\$ 147,566</u>

Five Year Revenue Test Using First In First Out Method

Available Revenue	2010-11	2011-12	2012-13	2013-14	2014-15
Current Year	11,916	12,789	18,720	13,779	12,554
Prior Year (2-yr Old Funds)	13,603	11,916	12,789	18,720	13,779
Prior Year (3-yr Old Funds)	10,215	13,603	11,916	12,789	18,720
Prior Year (4-yr Old Funds)	13,504	10,215	13,603	11,916	12,789
Prior Year (5-yr Old Funds)	38,710 ⁽¹⁾	13,504 ⁽¹⁾	10,215 ⁽¹⁾	13,603 ⁽¹⁾	11,916 ⁽¹⁾
Greater than Five Prior Fiscal Years	1,775 ⁽¹⁾	40,485 ⁽¹⁾	53,989 ⁽¹⁾	64,204 ⁽¹⁾	77,807 ⁽¹⁾
Total Revenues	\$ 89,723	\$ 102,512	\$ 121,232	\$ 135,011	\$ 147,566

(1) The Sunrise Douglas Program Update Fund reports funds being held beyond the five-years as described by AB1600. These funds are being collected for future program reviews and updates and therefor must be retained for future costs.

Result: Five Year Findings required in accordance with Government Code 66001 adopted in 2014 with Resolution 4-2014 ⁽¹⁾

City of Rancho Cordova

Sunrise Douglas (SD) - Interm Sewer

Statement of Revenues, Expenditures and Changes in Fund Balance
For Last Five Fiscal Years

Description	2010-11	2011-12	Fiscal Year 2012-13	2013-14	2014-15
REVENUES					
Fees	122,863	136,627	109,746	154,901	118,144
Interest	4,135	1,437	96,860	2,525	1,425
Other Revenues	-	-	1,813	-	-
Total Revenues	<u>126,998</u>	<u>138,064</u>	<u>208,420</u>	<u>157,426</u>	<u>119,569</u>
EXPENDITURES					
Expenditures	61,468	20,754	96,860	111,562	51,883
Transfer Out	-	-	-	-	-
Total Expenditures	<u>61,468</u>	<u>20,754</u>	<u>96,860</u>	<u>111,562</u>	<u>51,883</u>
REVENUES OVER (UNDER) EXPENDITURES	65,530	117,310	111,560	45,864	67,686
Fund Balance, Beginning of Year	53,150	118,680	235,990	347,550	393,413
Fund Balance, End of Year	<u>\$ 118,680</u>	<u>\$ 235,990</u>	<u>\$ 347,550</u>	<u>\$ 393,413</u>	<u>\$ 461,099</u>

Five Year Revenue Test Using First In First Out Method

Available Revenue	2010-11	2011-12	2012-13	2013-14	2014-15
Current Year	118,680	138,064	208,420	157,426	119,569
Prior Year (2-yr Old Funds)	-	97,926	138,064	208,420	157,426
Prior Year (3-yr Old Funds)	-	-	1,066	27,568	184,105
Prior Year (4-yr Old Funds)	-	-	-	-	-
Prior Year (5-yr Old Funds)	-	-	-	-	-
Greater than Five Prior Fiscal Years	-	-	-	-	-
Total Revenues	<u>\$ 118,680</u>	<u>\$ 235,990</u>	<u>\$ 347,550</u>	<u>\$ 393,413</u>	<u>\$ 461,099</u>

Result: Five Year Revenue Test met in accordance with Government Code 66001

City of Rancho Cordova

Sunrise Douglas (SD) - Park

Statement of Revenues, Expenditures and Changes in Fund Balance
For Last Five Fiscal Years

Description	2010-11	2011-12	Fiscal Year 2012-13	2013-14	2014-15
REVENUES					
Fees	739,233	933,483	1,184,660	1,065,035	330,007
Interest	70,277	54,724	49,011	51,542	22,282
Other Revenues	40,743	-	-	-	-
Total Revenues	<u>850,253</u>	<u>988,207</u>	<u>1,233,671</u>	<u>1,116,577</u>	<u>352,289</u>
EXPENDITURES					
Expenditures	1,349,408	131,171	92,082	1,970,981	1,940,397
Transfer Out	-	-	-	-	-
Total Expenditures	<u>1,349,408</u>	<u>131,171</u>	<u>92,082</u>	<u>1,970,981</u>	<u>1,940,397</u>
REVENUES OVER (UNDER) EXPENDITURES	(499,155)	857,036	1,141,589	(854,404)	(1,588,109)
Fund Balance, Beginning of Year	6,856,916	6,357,761	7,214,797	8,356,386	7,501,981
Fund Balance, End of Year	<u>\$ 6,357,761</u>	<u>\$ 7,214,797</u>	<u>\$ 8,356,386</u>	<u>\$ 7,501,981</u>	<u>\$ 5,913,873</u>

Five Year Revenue Test Using First In First Out Method

Available Revenue	2010-11	2011-12	2012-13	2013-14	2014-15
Current Year	850,253	988,207	1,233,671	1,116,577	352,289
Prior Year (2-yr Old Funds)	899,893	850,253	988,207	1,233,671	1,116,577
Prior Year (3-yr Old Funds)	430,900	899,893	850,253	988,207	1,233,671
Prior Year (4-yr Old Funds)	1,934,329	430,900	899,893	850,253	988,207
Prior Year (5-yr Old Funds)	2,242,386 ⁽¹⁾	1,934,329 ⁽¹⁾	430,900 ⁽¹⁾	899,893 ⁽¹⁾	850,253 ⁽¹⁾
Greater than Five Prior Fiscal Years	-	2,111,215 ⁽¹⁾	3,953,462 ⁽¹⁾	2,413,381 ⁽¹⁾	1,372,877 ⁽¹⁾
Total Revenues	<u>\$ 6,357,761</u>	<u>\$ 7,214,797</u>	<u>\$ 8,356,386</u>	<u>\$ 7,501,981</u>	<u>\$ 5,913,873</u>

(1) The Sunrise Douglas Park Fund reports funds being held beyond the five-years as described by AB1600. These funds are being collected for the future construction of park and recreation facilities necessary to serve the growing population within the Sunrise Douglas Community Plan Area and therefore must be retained until enough fees have been collected to start construction of the project(s).

Result: Five Year Findings required in accordance with Government Code 66001 adopted in 2014 with Resolution 4-2014 ⁽¹⁾

City of Rancho Cordova

Sunrise Douglas (SD) - Water

**Statement of Revenues, Expenditures and Changes in Fund Balance
For Last Five Fiscal Years**

Description	2010-11	2011-12	Fiscal Year 2012-13	2013-14	2014-15
REVENUES					
Fees	186,963	189,365	279,838	589,856	119,292
Interest	4,216	609	1,045	1,942	124
Other Revenues	-	-	-	-	-
Total Revenues	<u>191,179</u>	<u>189,974</u>	<u>280,883</u>	<u>591,798</u>	<u>119,416</u>
EXPENDITURES					
Expenditures	220,497	131,548	135,638	539,786	378,106
Transfer Out	-	-	-	-	-
Total Expenditures	<u>220,497</u>	<u>131,548</u>	<u>135,638</u>	<u>539,786</u>	<u>378,106</u>
REVENUES OVER (UNDER) EXPENDITURES	(29,318)	58,426	145,245	52,012	(258,690)
Fund Balance, Beginning of Year	78,481	49,163	107,589	252,834	304,846
Fund Balance, End of Year	<u>\$ 49,163</u>	<u>\$ 107,589</u>	<u>\$ 252,834</u>	<u>\$ 304,846</u>	<u>\$ 46,157</u>

Five Year Revenue Test Using First In First Out Method

Available Revenue	2010-11	2011-12	2012-13	2013-14	2014-15
Current Year	49,163	107,589	252,834	304,846	46,157
Prior Year (2-yr Old Funds)	-	-	-	-	-
Prior Year (3-yr Old Funds)	-	-	-	-	-
Prior Year (4-yr Old Funds)	-	-	-	-	-
Prior Year (5-yr Old Funds)	-	-	-	-	-
Greater than Five Prior Fiscal Years	-	-	-	-	-
Total Revenues	<u>\$ 49,163</u>	<u>\$ 107,589</u>	<u>\$ 252,834</u>	<u>\$ 304,846</u>	<u>\$ 46,157</u>

Result: Five Year Revenue Test met in accordance with Government Code 66001

City of Rancho Cordova

Sunrise Douglas (SD) - Roadways

Statement of Revenues, Expenditures and Changes in Fund Balance
For Last Five Fiscal Years

Description	2010-11	2011-12	Fiscal Year 2012-13	2013-14	2014-15
REVENUES					
Fees	1,944,354	2,004,310	3,116,386	2,514,167	1,732,406
Interest	180,014	90,206	92,598	96,441	49,246
Other Revenues	-	2,509,190	-	-	-
Total Revenues	<u>2,124,368</u>	<u>4,603,706</u>	<u>3,208,984</u>	<u>2,610,609</u>	<u>1,781,651</u>
EXPENDITURES					
Expenditures	10,467	6,626	10,000	1,984,196	1,351,341
Transfer Out	2,557,704	799,307	2,983,792	90,084	-
Total Expenditures	<u>2,568,171</u>	<u>805,933</u>	<u>2,993,792</u>	<u>2,074,280</u>	<u>1,351,341</u>
REVENUES OVER (UNDER) EXPENDITURES	(443,803)	3,797,773	215,192	536,329	430,311
Fund Balance, Beginning of Year	10,439,938	9,996,135	13,793,908	14,009,100	14,545,429
Fund Balance, End of Year	<u>\$ 9,996,135</u>	<u>\$ 13,793,908</u>	<u>\$ 14,009,100</u>	<u>\$ 14,545,429</u>	<u>\$ 14,975,740</u>

Five Year Revenue Test Using First In First Out Method

Available Revenue	2010-11	2011-12	2012-13	2013-14	2014-15
Current Year	2,124,368	4,603,706	3,208,984	2,610,609	1,781,651
Prior Year (2-yr Old Funds)	2,529,532	2,124,368	2,124,368	4,603,706	2,610,609
Prior Year (3-yr Old Funds)	4,199,835	2,529,532	2,529,532	2,124,368	4,603,706
Prior Year (4-yr Old Funds)	1,142,400	4,199,835	4,199,835	2,529,532	2,124,368
Prior Year (5-yr Old Funds)	-	336,467 ⁽¹⁾	1,946,381 ⁽¹⁾	2,677,214 ⁽¹⁾	2,529,532 ⁽¹⁾
Greater than Five Prior Fiscal Years	-	-	-	-	1,325,873 ⁽¹⁾
Total Revenues	<u>\$ 9,996,135</u>	<u>\$ 13,793,908</u>	<u>\$ 14,009,100</u>	<u>\$ 14,545,429</u>	<u>\$ 14,975,740</u>

(1) The Sunrise Douglas Park Fund reports funds being held beyond the five-years as described by AB1600. These funds are being collected for the future roadway improvements necessary to serve the growing population within the Sunrise Douglas Community Plan Area and therefor must be retained until enough fees have been collected to start construction of the various roadway projects.

Result: Five Year Findings required in accordance with Government Code 66001 adopted in 2014 with Resolution 4-2014 ⁽¹⁾

City of Rancho Cordova

Sunrise Douglas (SD) - Transit Shuttle

Statement of Revenues, Expenditures and Changes in Fund Balance
For Last Five Fiscal Years

Description	2010-11	2011-12	Fiscal Year 2012-13	2013-14	2014-15
REVENUES					
Fees	10,127	11,459	17,190	12,317	11,538
Interest	6,558	3,316	2,733	2,997	1,520
Other Revenues	-	-	-	-	-
Total Revenues	16,685	14,775	19,923	15,315	13,058
EXPENDITURES					
Expenditures	-	-	-	-	-
Transfer Out	-	-	-	-	-
Total Expenditures	-	-	-	-	-
REVENUES OVER (UNDER) EXPENDITURES	16,685	14,775	19,923	15,315	13,058
Fund Balance, Beginning of Year	388,525	405,210	419,985	439,908	455,222
Fund Balance, End of Year	\$ 405,210	\$ 419,985	\$ 439,908	\$ 455,222	\$ 468,280

Five Year Revenue Test Using First In First Out Method

Available Revenue	2010-11	2011-12	2012-13	2013-14	2014-15
Current Year	16,685	14,775	19,923	15,315	13,058
Prior Year (2-yr Old Funds)	17,307	16,685	16,685	14,775	15,315
Prior Year (3-yr Old Funds)	22,552	17,307	17,307	16,685	14,775
Prior Year (4-yr Old Funds)	26,570	22,552	22,552	17,307	16,685
Prior Year (5-yr Old Funds)	206,835 ⁽¹⁾	26,570 ⁽¹⁾	26,570 ⁽¹⁾	22,552 ⁽¹⁾	17,307 ⁽¹⁾
Greater than Five Prior Fiscal Years	115,261 ⁽¹⁾	322,096 ⁽¹⁾	336,871 ⁽¹⁾	368,589 ⁽¹⁾	391,141 ⁽¹⁾
Total Revenues	\$ 405,210	\$ 419,985	\$ 439,908	\$ 455,222	\$ 468,280

(1) The Sunrise Douglas Park Fund reports funds being held beyond the five-years as described by AB1600. These funds are being collected for the future development and operation of a transit shuttle to service the growing population within the Sunrise Douglas Community Plan Area and therefor must be retained until the population is large enough to support this service.

Result: Five Year Findings required in accordance with Government Code 66001 adopted in 2014 with Resolution 4-2014 ⁽¹⁾

City of Rancho Cordova

Sunrise Douglas (SD) - Program Administration

Statement of Revenues, Expenditures and Changes in Fund Balance
For Last Five Fiscal Years

Description	2010-11	2011-12	Fiscal Year 2012-13	2013-14	2014-15
REVENUES					
Fees	81,328	91,574	138,579	98,948	92,684
Interest	15,494	6,338	4,949	5,325	2,628
Other Revenues	-	-	-	-	-
Total Revenues	<u>96,822</u>	<u>97,912</u>	<u>143,529</u>	<u>104,273</u>	<u>95,312</u>
EXPENDITURES					
Expenditures	172,421	114,667	161,076	80,669	68,869
Transfer Out	-	-	-	-	-
Total Expenditures	<u>172,421</u>	<u>114,667</u>	<u>161,076</u>	<u>80,669</u>	<u>68,869</u>
REVENUES OVER (UNDER) EXPENDITURES	(75,599)	(16,755)	(17,548)	23,604	26,443
Fund Balance, Beginning of Year	879,371	803,772	787,017	769,469	793,073
Fund Balance, End of Year	<u>\$ 803,772</u>	<u>\$ 787,017</u>	<u>\$ 769,469</u>	<u>\$ 793,073</u>	<u>\$ 819,516</u>

Five Year Revenue Test Using First In First Out Method

Available Revenue	2010-11	2011-12	2012-13	2013-14	2014-15
Current Year	96,822	97,912	143,529	104,273	95,312
Prior Year (2-yr Old Funds)	109,831	96,822	96,822	97,912	104,273
Prior Year (3-yr Old Funds)	101,935	109,831	109,831	96,822	97,912
Prior Year (4-yr Old Funds)	133,464	101,935	101,935	109,831	96,822
Prior Year (5-yr Old Funds)	263,391 ⁽¹⁾	133,464 ⁽¹⁾	133,464 ⁽¹⁾	101,935 ⁽¹⁾	109,831 ⁽¹⁾
Greater than Five Prior Fiscal Years	98,329 ⁽¹⁾	247,053 ⁽¹⁾	183,889 ⁽¹⁾	282,300 ⁽¹⁾	315,366 ⁽¹⁾
Total Revenues	<u>\$ 803,772</u>	<u>\$ 787,017</u>	<u>\$ 769,469</u>	<u>\$ 793,073</u>	<u>\$ 819,516</u>

(1) The Sunrise Douglas Program Admin Fund reports funds being held beyond the five-years as described by AB1600. These funds are being collected for the ongoing administrative cost and therefor must be retained for future cost.

Result: Five Year Findings required in accordance with Government Code 66001 adopted in 2014 with Resolution 4-2014 ⁽¹⁾

City of Rancho Cordova

Traffic Mitigation

**Statement of Revenues, Expenditures and Changes in Fund Balance
For Last Five Fiscal Years**

Description	2010-11	2011-12	Fiscal Year 2012-13	2013-14	2014-15
REVENUES					
Fees	724,474	2,082,034	1,643,890	1,028,811	1,066,695
Interest	350,975	164,685	135,577	130,903	62,420
Other Revenues	629,685	1,151,109	-	15,000	15,000
Total Revenues	1,705,134	3,397,828	1,779,467	1,174,715	1,144,114
EXPENDITURES					
Expenditures	550,549	173,130	212,633	408,139	1,839,192
Transfer Out	1,422,657	1,765,730	3,055,968	1,086,341	12,500
Total Expenditures	1,973,206	1,938,860	3,268,601	1,494,480	1,851,692
REVENUES OVER (UNDER) EXPENDITURES	(268,072)	1,458,968	(1,489,133)	(319,765)	(707,578)
Fund Balance, Beginning of Year	19,549,077	19,281,005	20,739,973	19,250,840	18,931,074
Fund Balance, End of Year	\$ 19,281,005	\$ 20,739,973	\$ 19,250,840	\$ 18,931,074	\$ 18,223,497

Five Year Revenue Test Using First In First Out Method

Available Revenue	2010-11	2011-12	2012-13	2013-14	2014-15
Current Year	1,705,134	3,397,828	1,779,467	1,174,715	1,144,114
Prior Year (2-yr Old Funds)	1,843,019	1,705,134	1,705,134	3,397,828	1,174,715
Prior Year (3-yr Old Funds)	2,741,220	1,843,019	1,843,019	1,705,134	3,397,828
Prior Year (4-yr Old Funds)	5,785,133	2,741,220	2,741,220	1,843,019	1,705,134
Prior Year (5-yr Old Funds)	7,206,499 ⁽¹⁾	5,785,133 ⁽¹⁾	5,785,133 ⁽¹⁾	2,741,220 ⁽¹⁾	1,843,019 ⁽¹⁾
Greater than Five Prior Fiscal Years	-	5,267,639 ⁽¹⁾	5,396,866 ⁽¹⁾	8,069,159 ⁽¹⁾	8,958,687 ⁽¹⁾
Total Revenues	\$ 19,281,005	\$ 20,739,973	\$ 19,250,840	\$ 18,931,074	\$ 18,223,497

(1) The Traffic Mitigation Fund reports funds being held beyond the five-years as described by AB1600. While projects are being completed on an annual basis, this fund is accumulation funds for the development and construction of a new interchange, a multi-million dollar project which is not expected to start construction in the next five year CIP funding cycle, therefor the funds must be retained until a funding level that allows construction to start has been reached.

Result: Five Year Findings required in accordance with Government Code 66001 adopted in 2014 with Resolution 4-2014 ⁽¹⁾

City of Rancho Cordova

Villages of Zinfandel (VOZ) - Roadway

Statement of Revenues, Expenditures and Changes in Fund Balance
For Last Five Fiscal Years

Description	2010-11	2011-12	Fiscal Year 2012-13	2013-14	2014-15
REVENUES					
Fees	4,843	37,358	10,223	19,908	14,528
Interest	4,782	2,460	1,956	2,174	1,142
Other Revenues	-	-	-	3,085	-
Total Revenues	<u>9,625</u>	<u>39,818</u>	<u>12,179</u>	<u>25,168</u>	<u>15,670</u>
EXPENDITURES					
Expenditures	-	-	-	-	-
Transfer Out	10,036	8,076	760	-	-
Total Expenditures	<u>10,036</u>	<u>8,076</u>	<u>760</u>	<u>-</u>	<u>-</u>
REVENUES OVER (UNDER) EXPENDITURES	(411)	31,742	11,419	25,168	15,670
Fund Balance, Beginning of Year	271,698	271,287	303,029	314,448	339,616
Fund Balance, End of Year	<u>\$ 271,287</u>	<u>\$ 303,029</u>	<u>\$ 314,448</u>	<u>\$ 339,616</u>	<u>\$ 355,286</u>

Five Year Revenue Test Using First In First Out Method

Available Revenue	2010-11	2011-12	2012-13	2013-14	2014-15
Current Year	9,625	39,818	12,179	25,168	15,670
Prior Year (2-yr Old Funds)	7,815	9,625	9,625	39,818	25,168
Prior Year (3-yr Old Funds)	6,514	7,815	7,815	9,625	39,818
Prior Year (4-yr Old Funds)	29,186	6,514	6,514	7,815	9,625
Prior Year (5-yr Old Funds)	218,147 ⁽¹⁾	29,186 ⁽¹⁾	29,186 ⁽¹⁾	6,514 ⁽¹⁾	7,815 ⁽¹⁾
Greater than Five Prior Fiscal Years	-	210,071 ⁽¹⁾	249,129 ⁽¹⁾	250,676 ⁽¹⁾	257,190 ⁽¹⁾
Total Revenues	<u>\$ 271,287</u>	<u>\$ 303,029</u>	<u>\$ 314,448</u>	<u>\$ 339,616</u>	<u>\$ 355,286</u>

(1) The Villages of Zinfandel Roadway Fund reports funds being held beyond the five-years as described by AB1600. These funds are being collected for a future construction of offsite roadway mitigation facilities to service residents within the Villages of Zinfandel Public Facilities Financing Plan and therefore must be retained until enough fees have been collected to fund a construction project.

Result: Five Year Findings required in accordance with Government Code 66001 adopted in 2014 with Resolution 4-2014 ⁽¹⁾

City of Rancho Cordova

Villages of Zinfandel (VOZ) - Program Admin

Statement of Revenues, Expenditures and Changes in Fund Balance
For Last Five Fiscal Years

Description	2010-11	2011-12	Fiscal Year 2012-13	2013-14	2014-15
REVENUES					
Fees	100	1,163	826	627	539
Interest	92	54	43	45	24
Other Revenues	-	-	-	-	-
Total Revenues	192	1,217	869	672	563
EXPENDITURES					
Expenditures	38	90	1,326	-	-
Transfer Out	-	-	-	-	-
Total Expenditures	38	90	1,326	-	-
REVENUES OVER (UNDER) EXPENDITURES	154	1,127	(457)	672	563
Fund Balance, Beginning of Year	5,512	5,666	6,793	6,336	7,008
Fund Balance, End of Year	\$ 5,666	\$ 6,793	\$ 6,336	\$ 7,008	\$ 7,571

Five Year Revenue Test Using First In First Out Method

Available Revenue	2010-11	2011-12	2012-13	2013-14	2014-15
Current Year	192	192	1,217	869	563
Prior Year (2-yr Old Funds)	276	646	192	192	869
Prior Year (3-yr Old Funds)	1,279	276	646	646	192
Prior Year (4-yr Old Funds)	437	1,279	276	276	646
Prior Year (5-yr Old Funds)	2,203 ⁽¹⁾	437 ⁽¹⁾	1,279 ⁽¹⁾	1,279 ⁽¹⁾	276 ⁽¹⁾
Greater than Five Prior Fiscal Years	668 ⁽¹⁾	2,836 ⁽¹⁾	3,183 ⁽¹⁾	3,074 ⁽¹⁾	5,025 ⁽¹⁾
Total Revenues	\$ 5,055	\$ 5,666	\$ 6,793	\$ 6,336	\$ 7,571

(1) The Villages of Zinfandel Admin Fund reports funds being held beyond the five-years as described by AB1600. These funds are being collected for the ongoing administrative cost, including a complete review of the program, and therefore must be retained to cover future cost.

Result: Five Year Findings required in accordance with Government Code 66001 adopted in 2014 with Resolution 4-2014 ⁽¹⁾

City of Rancho Cordova

Development Impact Fee Report

Notes to the Annual Development Impact Fee Report

The Notes address two items required by California Government Code Section 66006(b). Notes 1-3 provides information on any interfund transfer or loans made from a development fee account or fund, including the public improvement on which the transferred or loaned fee will be expended. In the case of an interfund loan, the date on which the loan will be repaid and the rate of interest the account or fund will receive on the loan is also provided. Note 4 provides information on the amount of refunds made due to sufficient funds being collected to complete financing on incomplete public improvements, and the amount of reallocation of funds made due to administrative costs of refunding unexpended revenues exceeding the amount to be refunded.

NOTE #1 – 2005 SERIES A & B CERTIFICATES OF PARTICIPATION

On August 1, 2005, \$3,695,000 and \$3,010,000 in Certificated of Participate (COP's) were issued by the Rancho Cordova Finance Corporation (the "Corporation") to finance the acquisition and improvement of the new city operations facilities. Principal payments of \$75,000 to \$370,000 are due annually on September 1 through September 1, 2035. Interest rates range from 3.00% to 5.00%. Concurrently, the City entered into a facilities lease agreement with the Corporation for the use and occupancy of the facilities. The lease agreement requires the City to make rental payments to the Corporation equal to the Certificates of Participation's principal and interest payments.

The CFF - Community Facilities Fee is responsible for 62.5% of the principal and interest attributable to the 2005 COP - Series A. As of June 30, 2015, the CFF - Community Facilities Fee gross repayment obligation, including interest, totaled \$2,996,745. During FY 2014-15 the CFF - Community Facilities Fee made payments totaling \$143,840, including bank fees.

Future payments on these COP's are as follows:

Long Term Debt Obligation			
at June 30, 2015			
2005 Series A			
For the Year	CFF - Community Facilities Obligation		
Ending June 30	Principal	Interest	Total
2016	59,375	84,423	143,798
2017	62,500	82,030	144,530
2018	62,500	79,530	142,030
2019	65,625	76,927	142,552
2020	68,750	74,155	142,905
2021-2025	390,625	322,897	713,522
2026-2030	490,625	225,070	715,695
2031-2035	609,375	101,742	711,117
2036	137,500	3,094	140,594
Total Payments Due	1,946,875	1,049,870	2,996,745

City of Rancho Cordova

Development Impact Fee Report

NOTE #2 - 2007 SERIES A & B CERTIFICATES OF PARTICIPATION

On January 24, 2007, \$12,100,000 and \$8,300,000 in Certificated of Participate were issued by the Rancho Cordova Finance Corporation (the "Corporation") with interest rates ranging from 4.43% to 5.65%. The debt was issued to advance refund the 2005 Certificates of Participations, which were issued for City Hall Facility Acquisition, as tax-exempt and taxable Certificates to allow for leasing space to non-government users. Principal payments of \$65,000 to \$1,275,000 are due annually on August 1 through August 1, 2035. Concurrently, the City entered into a facilities lease agreement with the Corporation for the use and occupancy of the facilities. The lease agreement requires the City to make rental payments to the Corporation equal to the Certificates of Participation's principal and interest payments.

The CFF - Community Facilities Fee is responsible for 62.5% of the principal and interest attributable to these COP's. As of June 30, 2015, the CFF - Community Facilities Fee gross repayment obligation, including interest, totaled \$16,632,620. During FY 2014-15 the CFF - Community Facilities Fee made payments totaling \$832,597, including bank fees.

Future payments on these COP's are as follows:

Long Term Debt Obligation			
at June 30, 2015			
For the Year Ending June 30	2007 A & B		
	CFF - Community Facilities Obligation		
	Principal	Interest	Total
2016	321,875	512,064	833,939
2017	334,375	494,522	828,897
2018	356,250	475,630	831,880
2019	378,125	455,502	833,627
2020	396,875	434,138	831,013
2021-2025	2,346,875	1,814,063	4,160,938
2026-2030	2,937,500	1,217,734	4,155,234
2031-2035	3,650,000	507,094	4,157,094
2036	-	-	-
Total Payments Due	10,721,875	5,910,745	16,632,620

City of Rancho Cordova

Development Impact Fee Report

NOTE #3 - DEFERRED IMPACT FEES

In May 2008, the City enacted a Temporary Fee Deferral Program for certain development impact fees. This program allows residential and non-residential developers to defer eligible impact fees normally paid at the time of building permit issuance to the earlier of final inspection, issuance of temporary or final certificate of occupancy, or one-year from the date the fee deferral application was approved. Although originally set to expire after one year, through various Council actions, the program has been extended to June 30, 2016.

Developer impact fees deferred at June 30, 2015 are as follows:

DEVELOPMENT IMPACT FEE DEFERRALS			
at June 30, 2015			
Fee Program	Residential		Non-Residential
	Single Family	Multi-Family	All Types
Community Facility Fee - Library	18,284.40	-	-
Transportation Impact Fee	269,137.20	-	-
Villages of Zinfandel - Traffic Mitigation	8,461.50	-	-
Total Fees Deferred	\$ 295,883.10	\$ -	\$ -

Additionally, in March 2015, the City entered into a Fee Deposit and Reimbursement Agreement with Lennar Homes of California. This agreement allowed the developer to place funds on deposit as security for payment of impact fees covered by the Funding, Construction and Acquisition Agreement relative to the Sunridge North Douglas CFD No. 2005-1 until the earlier of bond issuance or twelve (12) months of the date of any deposit. If bonds are not issued within the required timeline, the City shall have no obligation to repay the Lennar any portion of the deposit and the deposit will be used to pay the then outstanding fees. The city anticipates the first series of bonds will be issued for this CFD in late 2015.

North Douglas impact fees deferred at June 30, 2015 are as follows:

DEVELOPMENT IMPACT FEE DEFERRALS			
at June 30, 2015			
Fee Program	Residential		Non-Residential
	Single Family	Multi-Family	All Types
Community Facility Fee - Facilities	151,759.17	-	-
Community Facility Fee - Library	31,083.48	-	-
Park Renovation	48,248.04	-	-
Sunrise Douglas - Interim Sewer	46,235.07	-	-
Sunrise Douglas - Park	265,045.47	-	-
Sunrise Douglas - Roadway	689,226.75	-	-
Sunrise Douglas - Offsite Water	54,033.27	-	-
Sunrise Douglas - Supplemental Transp.	40,800.00	-	-
Transportation Impact Fee	65,289.69	-	-
Total Fees Deferred	\$ 1,391,720.94	\$ -	\$ -

City of Rancho Cordova

Development Impact Fee Report

NOTE #4 – REFUNDS PAYABLE *As defined by California Government Code Section 66006 (b)*

When the City no longer needs the funds for the purposes collected, or if the City fails to make required findings or perform certain administrative tasks prescribed by AB1600, the City may be required to refund, on a prorated basis, to property owners of the properties upon which the fees for the improvement were imposed, the monies collected for that project and any interest earned on those funds.

At this time, all fees being collected pursuant to the Development Impact Fee Program(s) have been earmarked for current or future capital projects necessary to maintain the current levels of service within existing services area to serve new development.

City of Rancho Cordova

Development Impact Fee Report

Development Fee Project Identification - California Government Code Section

66006 and 66001 require the City to make certain findings and meet reporting requirements on the use of development fees.

The following table, on pages 31-33, illustrates several of the reporting requirements defined in the Legal Requirement section on pages 1-3.

- An identification of each public improvement on which fees were expended and the amount of expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.
- An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement.
- Identify the purpose to which the fee is to be put.
- Designate the approximate dates on which the funding is expected to be deposited into the appropriate account or fund.

Most of the current projects including all funding sources and approximate dates on funding can be found in the 2013/14 – 2017/18 Capital Improvement Program (CIP). Some projects identified as “Future” in the Project Phase column will not be identified in the CIP but will be found in the corresponding Development Fee Program instead.

Information regarding completed projects which received full or partial funding from development impact fees can be obtained by contacting the Finance Department.

Development Fee Program Identification - Active & Future Projects

Project Number		Project Description	Project Phase (1)	Estimated Start Date	Estimated Completion Date	Estimated Project Cost	Budget to Date (2)	Funding to Date (2)	Est. % Attrib. to New Dev
Community Facility Fee - Community Facilities									
Administrative Duties associated with CFF Program (including updates)									
Animal Control Vehicles									
City Hall Cost									
Community Center									
Corporation Yard									
Debt Service Payment(s) - COPS 2005 A									
Debt Service Payment(s) - COPS 2007 A&B									
Hansen Computer System									
Museum									
Parking Structure									
Police Facilities									
Police Vehicles & Equipment									
Total Community Facility Fee - Community Facilities									
Community Facility Fee - Library									
Administrative Duties									
Regional Library Facility									
Total Community Facility Fee - Library									
Housing Trust Development Impact Fee									
Administrative Duties associated with Housing Program									
CP10-2094 Senior's Crossing at New Rancho									
CP14-2150 Mather Veteran's Village									
Total Housing Trust Development Impact Fee									
Sunrise Douglas - Fee Program Update									
Administrative Duties associated with SD Fee Program (including program updates)									
Sunrise Douglas - Interim Sewer									
Chrysanthy Blvd Lift Station									
Chrysanthy Blvd Trunk Sewer									
Douglas Blvd Lift Station									
Folsom South Canal Crossing: Sewer Costs									
Kiefer Lift Station									
Sewer Foremain: Chrysanthy Blvd Lift Station to Mayhew Road Outfall									
Sewer Foremain: Douglas Lift station to Chrysanthy Blvd									
Sewer Foremain: Kiefer Blvd lift station to Chrysanthy Blvd									
Sewer Studies									
Total Sunrise Douglas - Interim Sewer									
Sunrise Douglas - Park									
Administrative Duties associated with Sunrise Douglas Park Fee Program									
Anatolia Bike Trail									
Developer Fee Credits									
Sunridge Park									
Anatolia Park A - Community Park									
Total Sunrise Douglas - Park									

Development Fee Program Identification - Active & Future Projects

Project Number	Project Description	Project Phase (1)	Estimated Start Date	Estimated Completion Date	Estimated Project Cost	Budget to Date (2)	Funding to Date (2)	Est. % Attrib. to New Dev
Sunrise Douglas - Suppl Offsite Water								
	Anatolia GTWP, Excelsior Raw Water Line, Vineyard Wells 1-3	Reimb/Credit	2003	2007	29,771,437	7,015,347	3,689,634	24%
	Folsom South Canal Crossing: Water Costs	Future	Post 2017-18	Post 2017-18	1,566,583	-	-	18%
	North Douglas Tank Site Land	Reimb/Credit	2003	2007	1,386,000	969,000	191,926	100%
	Vineyard Wells 4-7	Future	Post 2017-18	Post 2017-18	3,520,000	-	-	10%
Total Sunrise Douglas - Suppl Offsite Water					\$ 36,244,020	\$ 7,984,347	\$ 3,881,560	
Sunrise Douglas - Roadway (Fund 2246)								
CP08-2063	Americanos Blvd, Douglas Rd to Chrysanthy Blvd	Preliminary	2008	Post 2017-18	2,925,000	521,000	194,681	100%
	Americanos Blvd Phase II, Chrysanthy Blvd to Kiefer Blvd	Future	Post 2017-18	Post 2017-18	3,142,000	-	-	100%
CP06-2022	Chrysanthy Blvd, Sunrise Blvd to Rancho Cordova Pkwy	Construction	2006	2015	3,447,000	3,091,000	1,485,126	90%
	Chrysanthy Blvd Phase II, Rancho Cordova Pkwy to Grant Line Rd	Future	Post 2017-18	Post 2017-18	9,463,000	-	-	100%
CP13-2124	Douglas Road & Grantline Rd Traffic Signal	Preliminary	2013	2014	1,041,000	338,000	209,047	32%
CP09-2078	Douglas Road Bike and Pedestrian Safety Improvement	Construction	2009	2013	231,000	40,000	41,320	17%
CP06-2024	Douglas Road Phase I, Rancho Cordova Pkwy to Borderlands Dr	Construction	2006	2013	2,146,000	2,146,000	947,646	100%
CP07-2032	Douglas Road, Americanos Blvd to Grant Line Rd	Preliminary	2007	Post 2017-18	6,488,000	12,000	2,562	71%
CP10-2083	Douglas Road, Rancho Cordova Pkwy to Americanos Blvd	Construction	2010	2016	2,600,000	2,600,000	629	100%
CP09-2074	Kiefer Blvd Phase II, Sunrise Blvd to Grant Line Rd	Preliminary	2009	Post 2017-18	8,210,000	4,010,000	78	100%
CP07-2036	Kiefer Blvd, Sunrise Blvd to Jaeger Road	Reimb/Credit	2007	Post 2017-18	7,510,626	3,999,964	3,999,964	86%
PM14-7146	PW Project Impact Fee Tracking	Planning	2014	Post 2017-18	1,573,184	200,000	2,006	13%
CP05-2003	Rancho Cordova Parkway Interchange	Preliminary	2005	2017	101,720,000	1,720,000	1,057,565	2%
CP07-2035	Rancho Cordova Parkway, Douglas Rd to Kiefer Blvd	Reimb/Credit	2007	Post 2017-18	6,490,000	2,707,000	945	100%
CP06-2048	Right of Way (ROW) Program/Contingency	Ongoing	2006	Post 2017-18	3,373,000	339,000	-	10%
CP11-2100	Sunrise Blvd Widening and Intersection Improvements, Keifer Blvd to State Rte. 16	Preliminary	2011	2017	12,000,000	1,231,000	22,461	10%
CP06-2028	Sunrise Blvd, Douglas Rd to Kiefer Blvd	Reimb/Credit	2006	Post 2017-18	16,334,786	15,733,081	15,733,081	92%
PM15-7158	FY 14-15 Transportation Master Plan and Development Program	Planning	2015	2015	172,553	50,000	6,790	29%
Total Sunrise Douglas - Roadway					\$ 185,942,150	\$ 38,217,045	\$ 23,703,902	
Sunrise Douglas - Transit								
	Acquisition of 20 transit shuttles	Future	2004	Post 2017-18	1,100,000	1,100,000	-	100%
Sunrise Douglas - Admin								
	Administrative Duties associated with the Sunrise Douglas Fee Program	Admin	2004	Post 2017-18	n/a	1,128,537	1,128,537	100%
Traffic Mitigation - Impact Fee (Fund 2250)								
CP06-2021	Air Park Drive - Femoryer Road	Construction	2006	2013	1,112,000	1,104,000	1,319,896	99%
	Americanos Blvd Phase III, International Dr to Douglas Rd	Future	Post 2017-18	Post 2017-18	7,204,000	-	-	100%
CP13-2122	Aramon Dr/Studarus Dr & Coloma Rd Traffic Signal	Construction	2014	2015	572,000	40,000	39,240	7%
CP12-2108	Bicycle Traffic Signal Detection Project	Construction	2011	2013	237,000	237,000	218,088	100%
	Centennial Drive, International Drive to Grant Line Road	Future	Post 2017-18	Post 2017-18	7,770,000	-	-	100%
CP09-2078	Douglas Road Bike and Pedestrian Safety Improvement	Construction	2009	2013	231,000	144,000	143,498	62%
CP17-2032	Douglas Road, Americanos Blvd to Grant Line Rd	Preliminary	2007	Post 2017-18	6,488,000	-	-	29%
CP18-2124	Douglas Road - Sunrise to Wst City Boundary	Preliminary	2013	Post 2017-18	13,000,000	50,000	68,394	1%
CP19-2093	Easton Valley Parkway (6th Ave), Sunrise Blvd to City Limits	Preliminary	2014	2017	1,121,000	55,000	31,330	5%
CP20-2033	Folsom Boulevard Enhancements Phase II	Future	2015	2017-18	9,758,000	9,758,000	-	100%
CP21-2069	International Drive, Sunrise Blvd to Rancho Cordova Pkwy Loop	Construction	2007	2013	14,449,000	1,025,000	680,435	7%
CP22-2141	International Drive & Femoyer Rd Traffic Signal	Preliminary	2009	Post 2017-18	57,688,000	1,000	-	100%
		Preliminary	2014	Post 2017-18	50,000	50,000	76,689	100%

Development Fee Program Identification - Active & Future Projects

Project Number		Project Description	Project Phase (1)	Estimated Start Date	Estimated Completion Date	Estimated Project Cost	Budget to Date (2)	Funding to Date (2)	Est. % Attrib. to New Dev
Traffic Mitigation - Impact Fee (Fund 2250) - Continued									
CP07-2036	Kiefer Blvd, Sunrise Blvd to Jaeger Road	Mather Field Rd - Pedestrian Safety Impr Mather Field Rd - Pedestrian, ADA & Safety Improvements North Mather Blvd, Mather Blvd Connection to Villages of Zinfandel PW General Engineering - Consultants Rancho Cordova Parkway Interchange Rancho Cordova Parkway South, Kiefer Blvd to Grant Line Rd Rancho Cordova Parkway, Douglas Rd to White Rock Rd Rio Del Oro Parkway, Sunrise Blvd to White Rock Rd Signal Interconnect on Coloma Road Sunrise Blvd Widening and Intersection Improvements, Keifer Blvd to State Rte. 16 Traffic Management Center Villagio, Douglas Rd to White Rock Rd White Rock Road and Gold Valley Dr Signal and Intersection Improvements White Rock Road Improvements Phase I, Sunrise to Rancho Cordova Pkwy White Rock Road Improvements Phase II, International Drive to City Limits Zinfandel Complex Phase I Feasibility Study Zinfandel Dr. and Folsom Blvd. Intersection Improvements PW Project Inact Fee Tracking FY 13-14 Transportation Master Plan and Development Program FY 13-14 Project Development FY 14-15 Project Development FY 14-15 Transportation Master Plan and Development Program	Reimb/Credit Preliminary	2007	Post 2017-18	7,510,626	2,489,494	2,489,494	86%
CP13-2128	CPI0-2084		Preliminary	2013	2014	310,000	110,000	66,972	35%
CP10-2084	CP06-2027		Preliminary	2010	2015	877,000	183,000	43,868	21%
CP06-2027	PM08-7071		Construction	2006	2013	508,000	383,000	336,657	75%
PM08-7071	CP05-2003		Planning	2008	Post 2017-18	686,500	686,500	427,313	100%
CP05-2003			Preliminary	2005	Post 2017-18	101,720,000	5,545,000	2,907,837	5%
			Future	Post 2017-18	Post 2017-18	2,971,000	-	-	100%
CP06-2050			Preliminary	2006	Post 2017-18	19,875,000	3,000	1,280	100%
CP09-2070			Future	2009	Post 2017-18	12,795,000	-	-	100%
CP13-2123			Construction	2014	2015	981,000	45,000	39,311	5%
CP11-2100		Preliminary	2011	2017	12,000,000	47,000	42,175	1%	
CP13-2116		Preliminary	2014	2017	4,152,000	142,000	33,545	3%	
		Future	Post 2017-18	Post 2017-18	2,616,000	-	-	100%	
CP15-2146		Preliminary	2014	2016	375,000	-	266	0%	
CP07-2055		Construction	2007	2015	10,156,000	4,225,000	1,335,804	42%	
		Future	2016	Post 2017-18	8,210,000	250,000	-	3%	
CP14-2132		Preliminary	2014	2015	150,000	150,000	39,852	100%	
CP12-2115		Construction	2012	2013	343,000	183,000	185,433	53%	
PM14-7146		Planning	2014	Post 2017-18	1,573,184	475,000	93,066	30%	
PM14-7149		Planning	2014	2014	110,000	40,000	58,264	36%	
PM14-7152		Planning	2014	2014	60,200	30,000	17,403	50%	
PM15-7155		Planning	2014	2015	103,003	43,003	38,685	42%	
PM15-7158		Planning	2015	2015	172,553	67,970	64,942	39%	
Total Traffic Mitigation - Impact Fee						\$ 307,489,310	\$ 27,420,994	\$ 10,799,741	
Traffic Mitigation - Admin									
Administrative Duties associated with Traffic Mitigation Fee Program (including updates)									
CP09-2067	Villages of Zinfandel Traffic Signals	Admin Future	2004 2009	Post 2017-18 2016	n/a 1,766,000	715,552 16,000	715,552 2,244	100% 1%	
Total Traffic Mitigation - Admin						\$ 1,766,000	\$ 731,552	\$ 717,796	
Villages of Zinfandel (VOZ) - Roadway									
CP06-2021	Air Park Drive - Femoyer Road	Construction	2006	2014	1,112,000	8,000	8,000	1%	
CP06-2027	North Mather Blvd, Mather Blvd Connection to Villages of Zinfandel	Construction	2006	2013	508,000	30,000	30,033	6%	
CP06-2043	Right of Way (ROW) Program/Contingency	Ongoing	2006	Post 2017-18	3,373,000	170,000	-	5%	
Total Villages of Zinfandel - Roadway						\$ 4,993,000	\$ 208,000	\$ 38,033	
Villages of Zinfandel (VOZ) - Program Admin									
Admin, Duties associated with the (VOZ) Fee Program (including updates)									
		Admin	2005	Post 2017-18	n/a	7,196	7,196	100%	

MEMORANDUM

DATE: August 1, 2016

TO: Honorable Mayor and Council Members

FROM: Nicholas Sosa, Assistant Planner

SUBJECT: **KP INTERNATIONAL REAR STORAGE ADDITION MAJOR DESIGN REVIEW;
PROJECT NO. DD9603 – LOCATED AT 10971 OLSON DRIVE**



PROPERTY OWNERS: Mr. Byong Joo Yu 2370 Telegraph Avenue Oakland, CA 94612	APPLICANT/DEVELOPER: Mr. Woo Cheong 681 Knight Lane El Dorado Hills, CA 95762
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PROJECT: FILE: LOCATION: APN: PLANNER:	The applicant is requesting to construct an 8,520 square foot addition to the rear of the existing Koreana Plaza Shopping Center. The proposed addition will contain a walk-in cooler for produce storage and would conceal other exposed products while also providing a secure area for equipment to be stored. The addition will be constructed of materials consistent with the existing building. All required access and safety measures for both police and fire will be maintained. DD9603 10971 Olson Drive 072-0280-017-0000 Nicholas Sosa, Assistant Planner
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RECOMMENDATION

Adopt Resolution No. 100-2016.

RESULT OF RECOMMENDED ACTION

Approval of Resolution 100-2016 would allow the applicant to proceed to the building permit stage and begin construction of a new 8,520 square foot addition in the rear of the existing Koreana Plaza Shopping Center. The addition will include a walk-in cooler which may require additional permits from the Sacramento County Health Department.

BACKGROUND

The existing building located at 10971 Olson Drive was originally built in 1982. Today most of the building and existing shopping center is occupied by the KP International Market which has continued to grow at this location. Due to their continued growth and high demand for products, the existing storage areas for the building have reached capacity and additional indoor storage is needed to satisfy the needs of the approximately 80,000 square foot market.

Figure 1: Project Site



REQUIRED PERMITS AND REGULATORY BASIS

Major Design Review (Section 23.141) is required for any commercial addition over 5,000 square feet to ensure compatibility and implementation of development standards. As part of the design review process, the site design was reviewed for consistency with parking standards and the proposed building architecture was reviewed for quality of design, use of variety of materials and colors, and for compatibility with the existing buildings on the project site. This is discussed further in the Zoning analysis section below.

Permits Required after Approval:

- Building Permits
- Sacramento Metro Fire Approval
- Possible Health Department approval for Walk-in Cooler inside

ANALYSIS

General Plan:

The project's General Plan land use designation is Downtown Planning Area (DTPA) which encourages a significant connection between existing residential and commercial areas in the

northern portion of the City. This area is to be a vibrant place to live, work, and shop. The Koreana Plaza Shopping Center is a significant part of this vision as it provides the residents of Rancho Cordova with a place to fulfill all their shopping needs. Given the high demand for those needs, the applicant is proposing an 8,520 square foot addition to better accommodate the public.

Zoning Code:

The project site is zoned Commercial Mixed Use (CMU) within the Folsom Boulevard Specific Plan (FBSP) which is the regulatory document that guides development of the proposed site. The site is home to KP International which provides general retail and grocery services as permitted by Table 2-2 in the FBSP.

Table 1: Surrounding Designations and Existing Uses

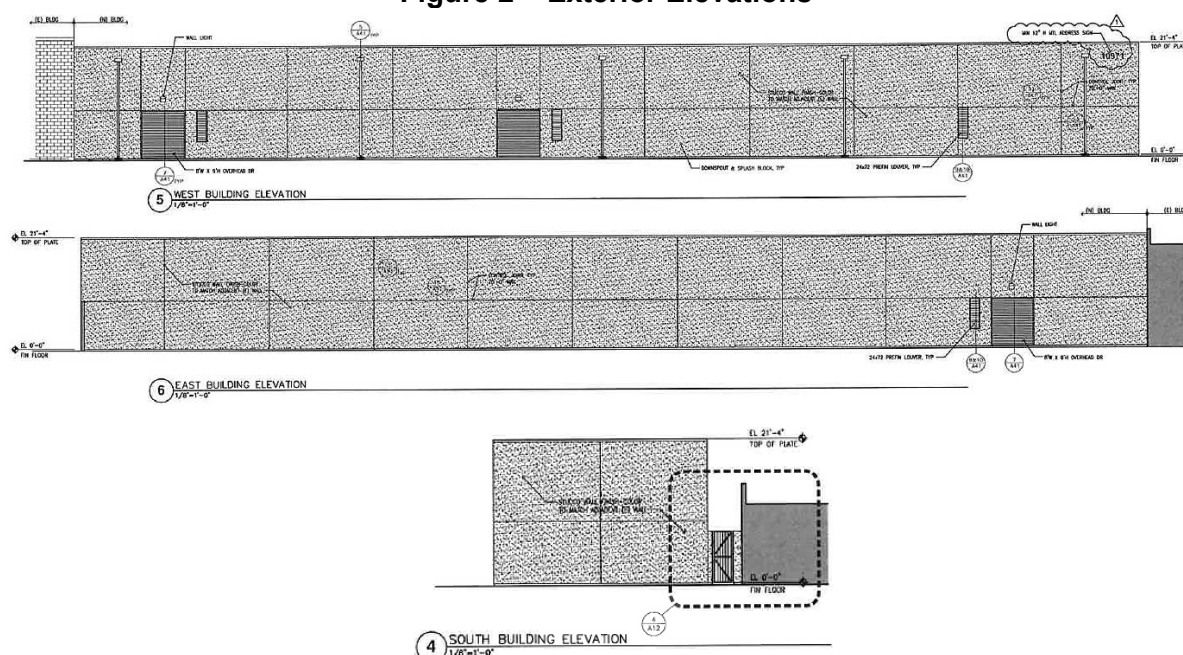
Location	Existing Use	General Plan Designation	Zoning Designation
10971 Olson Drive	KP International Shopping Center/Market/Food Court (Retail-General)	Downtown Planning Area (DTPA)	Commercial Mixed Use (CMU) in Folsom Boulevard Specific Plan (FBSP)
North	Transportation Corridor (Light Rail tracks)	Downtown Planning Area (DTPA)	Transportation (T) in Folsom Boulevard Specific Plan (FBSP)
East	Kohl's Retail Shopping Building (Retail-General)	Downtown Planning Area (DTPA)	Commercial Mixed Use (CMU) in Folsom Boulevard Specific Plan (FBSP)
South	Beams Dental Care (Medical-General)	Downtown Planning Area (DTPA)	Commercial Mixed Use (CMU) in Folsom Boulevard Specific Plan (FBSP)
West	Target Shopping Center (Retail- General)	Downtown Planning Area (DTPA)	Commercial Mixed Use (CMU) in Folsom Boulevard Specific Plan (FBSP)

Design:

KP International is proposing an 8,520 square foot rear addition to the existing building to screen existing exposed goods and stocks as well as create a secure area for additional equipment. A walk-in cooler will be installed within the addition for produce storage. The building will be constructed with stucco finishes and paint consistent with the existing design of the building. The building will be approximately 21 feet in height and 220 feet across.

The original submittal consisted of a steel pre-fabricated building not consistent with the original structure. In order to satisfy the requirements of the Rancho Cordova Design Guidelines and the City Zoning Code the proposed addition would need to be comparable to the architectural detail and materials of the existing building. The storage addition now contains a stucco finish with an additional parapet that better compliments the existing building.

Figure 2 – Exterior Elevations



The Rancho Cordova Design Guidelines encourage large massive walls to be broken up with architectural details to create a more human size scale for massive buildings. The storage addition has been conditioned to provide wainscot paint along the exterior at a minimum of 1/3 of the wall face to break up large blank walls. To maintain consistency, the applicant has agreed to continue the wainscot paint along the rear elevation of the building including both existing walls and the walls of the addition (Condition #10) which will be shown in elevations during building plan submittal. Figure 3 provides an example of the previously approved Costco exterior improvements (DD8557) and the impact of a paint wainscot on the exterior of the building, similar to that required for this project. Given that the storage addition is in the rear of the building the design review will not require any additional landscaping.

Figure 3 – Costco Example



After Paint Wainscot



After Paint Wainscot



Access

The applicant has made significant changes within the rear of the building in order to ensure that SMUD, Sacramento Metro Fire and the Rancho Cordova Police Department have appropriate access to areas of the building for maintenance and during an emergency.

The proposed building created concerns for SMUD in having access to necessary electrical transformers that required regular maintenance and monitoring for the surrounding area. These transformers can be seen in yellow in figure 2. In order to mitigate this concern, the applicant has been working with SMUD to relocate the existing transformers to a more accessible area as shown in Figure 3. This relocation will be completed prior to issuance of building permits. Also to be relocated is the existing trash enclosure and trash compactor shown in blue and green respectively in figures 2 and 3, to provide adequate access for service. New trash enclosures will be constructed of CMU block and with steel doors and covers.

Figure 2: Site Plan (Existing)

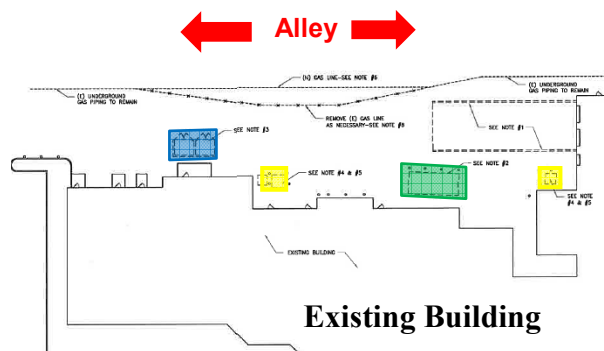
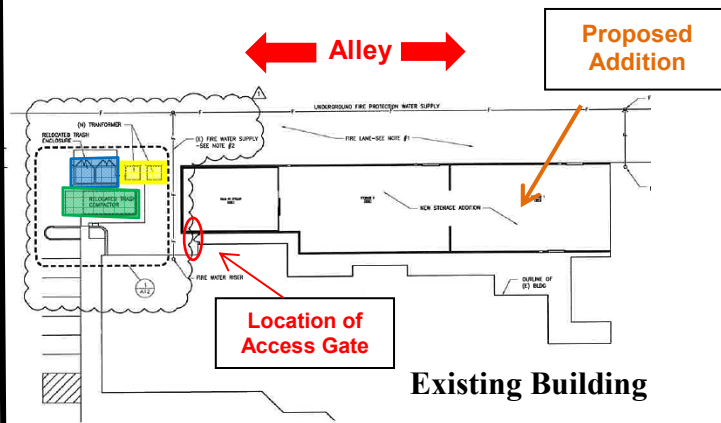


Figure 3: Site Plan (Proposed)



The applicant will maintain a 20' wide fire access lane in the rear of the building in conjunction with signage stating "No Parking Fire Access" to ensure accessibility in case of emergency. The small section between buildings has also been gated off from unauthorized individuals to prevent transients and other possible criminal activity, at the request of the Rancho Cordova Police Department. Both departments will have access to this area by way of a Knox Box.

ENVIRONMENTAL

This project is categorically exempt under section 15303 (New Construction or Conversion of Small Structures) in the California Environmental Quality Act (CEQA) Design Guidelines. The additional storage building does not exceed 10,000 square feet of floor area and therefore is not subject to CEQA.

RECOMMENDED MOTIONS

Staff recommends that the City Council find the project to be in compliance with CEQA as exempt pursuant to section 15303 and adopt Resolution No. 100-2016 for the Major Design Review Permit for the KP International rear storage addition DD9603, subject to the findings, project plans (**Exhibit A**) and Conditions of Approval (**Exhibit B**).

ATTACHMENTS

1. Resolution No. 100-2016, including Project Plans (**Exhibit A**) and subject to the Conditions of Approval (**Exhibit B**).
2. 500' Radius Map with Mailing Labels.
3. Project Comment Letter dated January 13, 2016 and Applicant Response Letter dated April 30, 2016.

ATTACHMENT 1

CITY OF RANCHO CORDOVA

RESOLUTION NO. 100-2016

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
APPROVING THE KP INTERNATIONAL REAR STORAGE ADDITION MAJOR DESIGN
REVIEW - PROJECT NO. DD9603**

WHEREAS, the project site is located at 10971 Olson Drive; APN: 072-0280-017-0000; in a Commercial Mixed Use (CMU) zone within the Folsom Boulevard Specific Plan (FBSP); and

WHEREAS, KP International Market (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova to approve a Major Design Review for an 8,520 square foot rear storage addition to the existing KP International Shopping Center; and

WHEREAS, the project was reviewed by all applicable City 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 8,520 square foot rear addition to the KP International Rear Storage Addition Design Review Permit (**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 Categorical Exemption (15303) for new construction or conversion of small structures*

Evidence: The proposed 8,520 square foot rear storage addition does not exceed 10,000 square feet of floor area and therefore is not subject to CEQA.

- B. Approve the Major Design Review permit subject to the Conditions of Approval herein, and subject to the findings as defined by Zoning Code sections 23.140.050 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 an addition to an existing building that contains retail uses and a grocery/supermarket. The General Plan zoning designation is Downtown Planning Area (DTPA) which encourages retail uses. The use is also consistent with the Zoning designation of Commercial Mixed Use (CMU) within the Folsom Boulevard Specific Plan (FBSP). The building

ATTACHMENT 1

materials of the addition have been changed to be compatible with the existing building and a wainscot has been added to break up large blank walls as required by the Rancho Cordova Design Guidelines.

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 rear addition is consistent in materials and design as the existing elevation of the building. The existing visible storage and equipment will be concealed within the addition enhancing the character of the shopping center. The proposed project will be in the rear of the building and therefore will not require any additional landscaping.

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 architectural style of the new construction is consistent with other buildings on the property and possesses paint and materials compatible with the rest of the shopping center. The building design and location is consistent with the existing design concept of the shopping center and a paint wainscot will be added to break up new and existing massive walls along the rear elevation.

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

Evidence: The project has been reviewed by both the Police Department and Fire Department for access. The Fire Department has conditioned the project to maintain a 20' fire access route along the rear of the building with "No Parking Fire Access" signage. Both Police and Fire will have access to the security gate that prevents unauthorized individuals between the two buildings to ensure entry in case of emergency. This project will not create conflicts with regular public circulation.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the ____ day of _____ 2016 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David M. Sander, Mayor

ATTEST:

Mindy Cuppy, MMC, City Clerk

2013 CALIFORNIA GREEN BUILDING CODE (CGC) CHECKLIST
FOR ADDITIONS OR ALTERATIONS TO (E) NONRESIDENTIAL BUILDINGS

Building additions of 1000 square feet or greater AND/OR building alterations with a permit valuation of \$250,000 or more shall be designed to include the green building measures specified as mandatory in the application checklists for additions or alterations.

BUILDING PERMIT NO.: _____
ADDRESS: _____

Feature or Measure	Yes
SITE DEVELOPMENT (CGC 5.106)	
Storm water pollution control. New additions which disturb less than one acre of land shall prevent the pollution of storm water runoff from the construction activities through local ordinance per CGC 5.106.1.1	☒
Short-Term bicycle parking. If an addition or alteration that add 10 or more visitor vehicular parking spaces, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5 percent of visitor motorized vehicle parking capacity, with a minimum of one two-bike capacity rack per CGC 5.106.4.1	☐
Long-Term bicycle parking. For additions or alterations that add 10 or more tenant vehicular parking space, provide secure bicycle parking for 5 percent of tenant-occupied motorized vehicle parking capacity, with a minimum of one space per CGC 5.106.4.2	☐
Designated parking. If an addition or alteration that add 10 or more vehicular parking spaces, provide designated parking for any combination of low-emitting, fuel-efficient and carpool/van pool vehicles as shown in Table 5.106.5.2. Parking stall marking shall comply with CGC 5.106.5.2.	☐
WATER EFFICIENCY AND CONSERVATION	
INDOOR WATER USE (CGC 5.303)	
Meters. Separate submeters or metering devices shall be installed for the uses described in Sections 503.1.1 and 503.1.2.	
Additions in excess of 50,000 square feet. Separate submeters shall be installed as follows: 1. For each individual leased, rented or other tenant space within the building projected to consume more than 100 gal/day, including but not limited to, spaces used for laundry or cleaner, restaurant, for food service, medical or dental office, laboratory or beauty salon or barber shop. 2. Where separate submeters for individual building tenants are unfeasible, for water supplied to the following subsystem: a. Makeup water for cooling towers where flow through is greater than 500 gpm. b. Makeup water for evaporative coolers greater than 6 gpm. c. Steam and hot-water boilers with energy input more than 500,000 Btu/h.	☐
Excess consumption. A separate submeter or metering device shall be provided for any tenant within an addition that is projected to consume more than 1,000 gal/day.	☐
Water reduction. Plumbing fixtures in additions or areas of alterations to the building shall meet the maximum flow rate value shown in Table 5.303.2.3.3	☒
Water conserving plumbing fixtures and fittings. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) in additions or areas of alterations shall comply with the prescriptive reduced flow rates specified in CGC 5.303.3.1 through 5.303.3.3	☒
Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall meet the applicable standards referenced in Table 1401.1 of the 2013 California Plumbing Code and in Chapter 6 of CGC.	☒
OUTDOOR WATER USE (CGC 5.304)	
Water budget. A water budget shall be developed for landscape irrigation use per CGC 5.304.1	☐
Outdoor potable water use. For addition or alteration requiring upgraded water service for landscaped areas between 1,000 square feet and 5,000 square feet, separate submeters or metering devices shall be installed for indoor and outdoor potable water use per CGC 5.304.2	☐

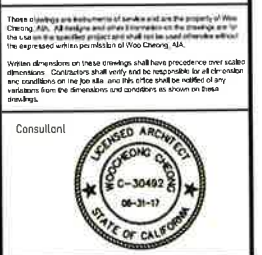
BLD Permit No.: _____

Irrigation design. In building addition or alteration with between 1,000 and 2,500 square feet of cumulative landscaped area (the level at which the MVELD applies), install irrigation controllers and sensors which include the following criteria and meet manufacturer's recommendations CGC 5.304.3. Irrigation controllers. Automatic irrigation system controllers installed at the time of final inspection shall comply with CGC 5.304.3.1	☐
WEATHER RESISTANCE AND MOISTURE MANAGEMENT (CGC 5.407)	
Weather protection. Provide a weather-resistant exterior wall and foundation envelope as required by California Building Code Section 1403.2 and California Energy Code Section 150, manufacturer's installation instructions or local ordinance, whichever is more stringent.	☒
Moisture control. Employ moisture control measures by the following methods: Sprinklers. Prevent irrigation spray on structures per CGC 5.407.2.1. Entries and openings. Design exterior entries and openings to prevent water intrusion into buildings per CGC 5.407.2.2	☐
CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING (CGC 5.408)	
Construction waste diversion. Comply with Rancho Cordova Construction and Demolition Debris Recycling Program	☒
Verification of compliance. A copy of the completed waste management report shall be provided.	☐
BUILDING MAINTENANCE AND OPERATION (CGC 5.410)	
Recycling by occupants. Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of nonhazardous materials for recycling per CGC 5.410.1 Addition. All additions conducted within a 12-month period under single or multiple permits, resulting in an increase of 30% or more in floor area, shall provide recycling areas on site.	☒
Testing and adjusting. Testing and adjusting of systems shall be required for new system to serve an addition or alteration	☒
Operation and maintenance manual. Provide the building owner with detailed operating and maintenance instructions and copies of warranties/warranties for each system prior to final inspection per CBC 5.410.4.5	☒
Inspections and reports. Include a copy of all inspection verifications and reports required by the enforcing agency.	☒
ENVIRONMENTAL QUALITY	
FIREPLACES (CGC 5.503)	
Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace or a sealed woodstove or a pellet stove, and refer to residential requirements in the California Energy Code, Title 24, Part 6, Subchapter 7, Section 150. Woodstoves. Woodstoves and pellet stoves shall comply with US EPA Phase II emission limits	☐
POLLUTANT CONTROL (CGC 5.504)	
Temporary ventilation. The permanent HVAC system shall only be used during construction if necessary to condition the area of addition or alteration within the required temperature range for material and equipment installation. If the HVAC system is used during construction, use return air filters with a MERV of 8, based on ASHRAE 52.2-1999, or an average efficiency of 30% based on ASHRAE 52.1-1992. Replace all filters immediately prior to occupancy (CGC 5.504.1.3)	☒
Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation or during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of dust or debris which may collect in the system per CGC 5.504.3	☒
Finish material pollutant control. Finish materials shall comply with Sections 5.504.4.1 through 5.504.4.4. Adhesives, sealants and caulks. Adhesives, sealants and caulks used on the project shall meet the requirements of the standards listed in CGC 5.504.4.1	☒
Paints and coatings. Architectural paints and coatings shall comply with Table 5.504.4.3 unless more stringent local limits apply. Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency.	☒

BLD Permit No.: _____

Carpet systems. All carpet installed in the building interior shall meet the testing and product requirements of one of the standards listed in Section 5.504.4.4	☐
Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in Table 5.504.4.5	☐
Resilient flooring systems. Comply with the VOC-emission limits defined in the 2009 CHPS criteria and listed on its High Performance Products Database; products compliant with CHPS criteria certified under the GreenGuard Children & Schools program; certified under the Resilient Floor Covering Institute FloorScore program; or meet California Department of Public Health 2010 Specifications.	☐
Verification of compliance. Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits.	☐
Filters. In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air prior to occupancy that provides at least a MERV of 8. MERV 8 filters shall be installed after any flushed-out or testing and prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual.	☒
ENVIRONMENTAL COMFORT (CGC 5.507)	
Acoustical control. Employ building assemblies and components with STC values determined in accordance with ASTM E90 and ASTM E413 or OITC determined in accordance with ASTM E 1332, using either the prescriptive or performance method in Sections 5.507.4.1 or 5.507.4.2	☐
OUTDOOR AIR QUALITY (CGC 5.508)	
Ozone depletion and greenhouse gas reductions. Installation of HVAC, refrigeration and fire suppression equipment shall comply with Sections 5.508.1.1 or 5.508.1.2	☒
Supermarket refrigerant leak reduction. New commercial refrigeration systems shall comply with Section 5.508.2 when installed in retail food stores 8,000 square feet or more condition area, and that utilize either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units. The leak reduction measures apply to refrigeration systems containing high-global-warming potential (high-GWP) refrigerant with a GWP of 150 or greater.	☒

Responsible Designer's Declaration Statement I hereby certify that this project has been designed to meet the requirements of the 2013 California Green Building Standards Code.	Contractor Declaration Statement I hereby certify, as the builder or installer under permit listed herein, that this project will be constructed to meet the requirements of the California Green Building Standards Code.
Name: WOO CHEONG	Name:
Signature:	Signature:
Date: 2/28/2016	Date:
Company: AE WOOD DESIGN INC.	License:
Address: 681 KNIGHT LN	Address:
City: EL DORADO HILLS State: CA Zip: 95762	City: State: Zip:



Consultant

Storage Addition
at
KP International

10971 Olson Drive
Rancho Cordova, CA

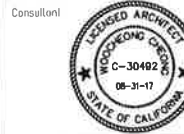
SHEET TITLE
**2013 CGBC
CHECKLIST**

REVISIONS	DATE
1 BLDG PLAN REVIEW	4/29/16
2	
3	
4	
5	
6	

Drawn WC	CK'd CWC	Sheet No.
Scale AS NOTED	A02	
Date 2/28/16		
Project No.		



These drawings are instruments of service and are the property of Woo Cheong, AIA. All designs and other information on the drawings are for the use on this specific project and shall not be used elsewhere without the express written permission of Woo Cheong, AIA.



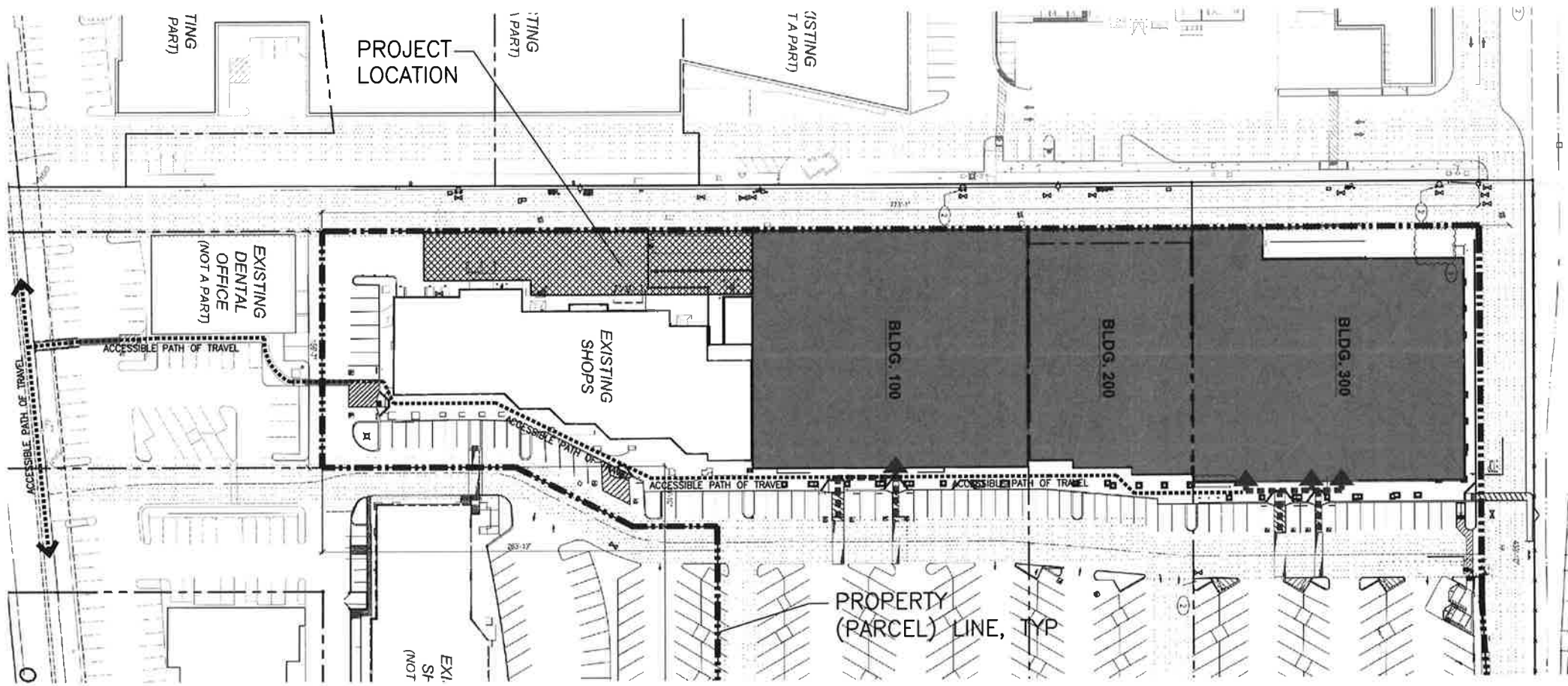
Storage Addition
at
KP International

10971 Olson Drive
Rancho Cordova, CA

SHEET TITLE
SITE PLAN

REVISIONS	DATE
1 PLAN REVIEW	4/29/16
2	
3	
4	
5	
6	

Drawn WCC	CK'd CWC	Sheet No. A11
Scale AS NOTED		
Date 12/10/15		
Project No.		



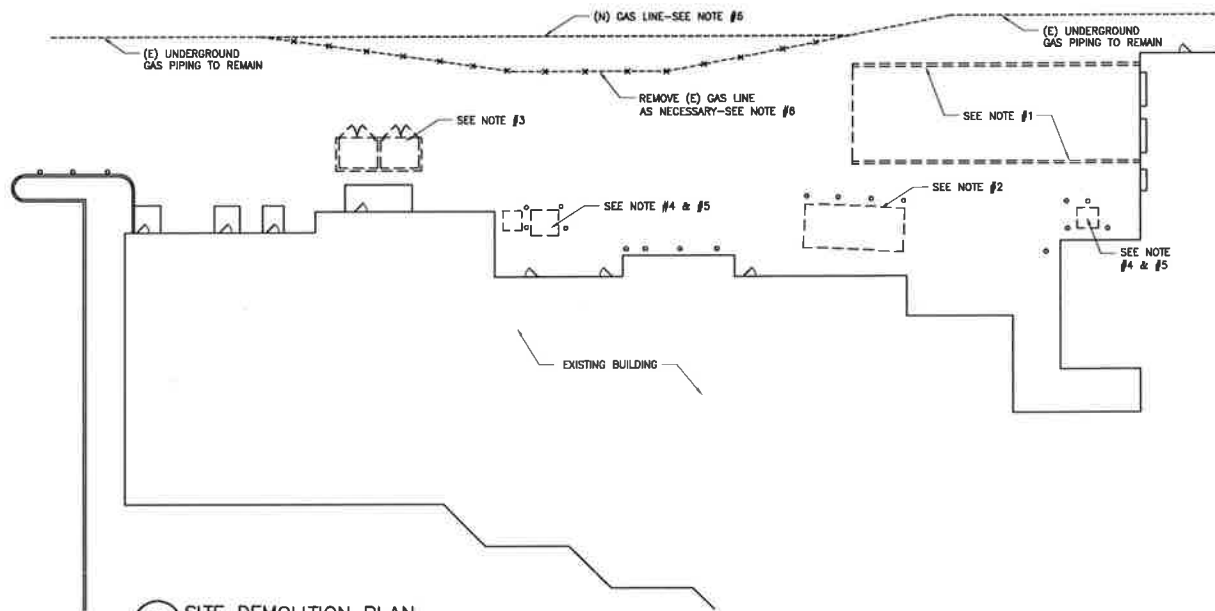
1 OVERALL SITE PLAN
N.T.S.

DEMOLITION NOTES:

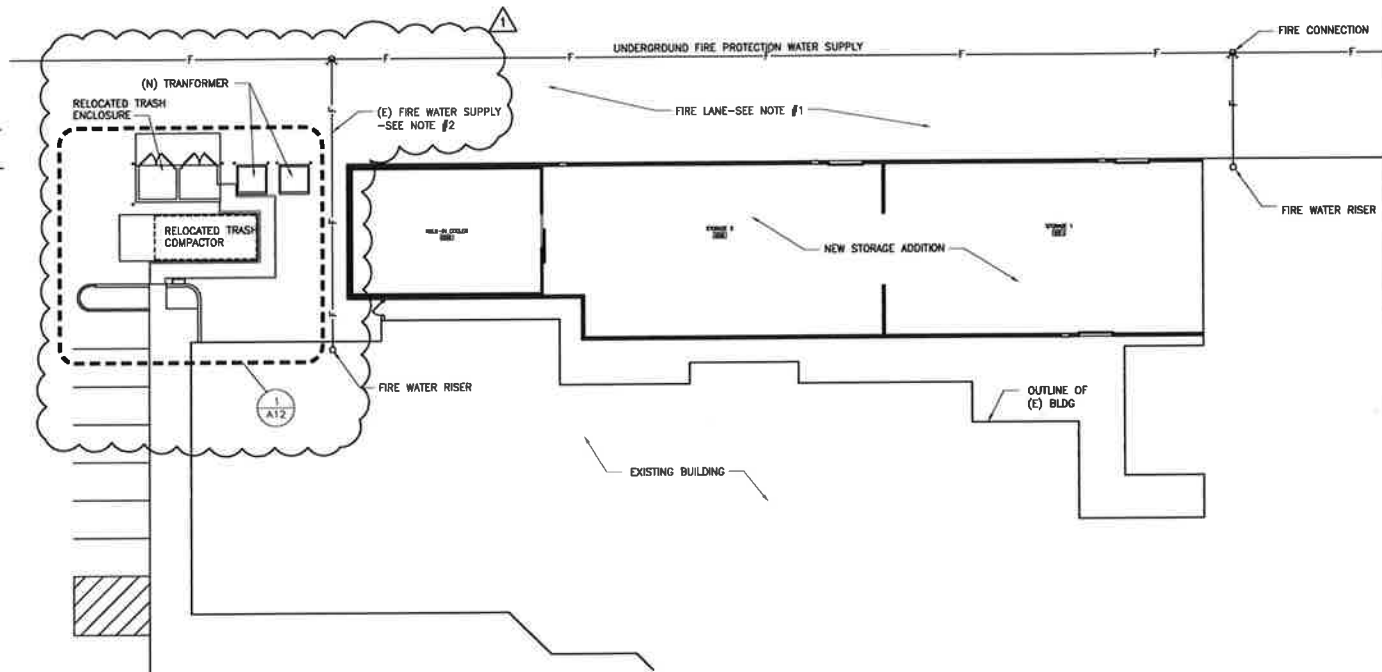
1. REMOVE EXISTING WING WALLS ALONG SUNKEN DRIVEWAY FOR NEW STORAGE BUILDING. SUNKEN DRIVEWAY SHALL BE FILLED WITH GRAVEL AND COMPACTED 95% UNDER NEW CONCRETE SLAB.
2. EXISTING TRASH COMPACTOR SHALL BE RELOCATED AS SHOWN ON SITE PLAN.
3. REMOVE EXISTING TRASH ENCLOSURE.
4. EXISTING TRANSFORMER TO BE REMOVED. COORDINATE W/ SMUD FOR REQUIREMENT AND PROCEDURE.
5. REMOVE EXISTING BOLLARDS AND FILL THE HOLES WITH PAVING MATERIAL, TYPICAL.
6. CONTRACTOR VERIFY LOCATION OF EXISTING UNDERGROUND GAS LINE. REMOVE THE PORTION OF EXISTING GAS LINE UNDER NEW ADDITION AND INSTALL NEW GAS LINE TO DETOUR AROUND NEW ADDITION AS NECESSARY. CONTRACTOR SHALL PERFORM ALL WORK RELATED TO RELOCATION OF GAS LINE SUCH AS EXCAVATION, REMOVAL OF EXISTING PIPING, NEW PIPING, REFILL, REPAVING, ETC., COORDINATING WITH PG&E COMPLYING WITH THEIR STANDARDS.

SHEET NOTES:

1. COORDINATE WITH SACRAMENTO METRO FIRE DISTRICT TO MAINTAIN 20' WIDE FIRE LANE-STRIPE BOTH SIDES WITH "NO PARKING" SIGN.
2. FIELD VERIFY THE LOCATION OF EXISTING UNDERGROUND FIRE PROTECTION WATER SUPPLY LINE. NEW BUILDING SHALL NOT BE PLACED OVER THE WATER PIPING.



2 SITE DEMOLITION PLAN
1"=20'-0"



3 SITE PLAN
1"=20'-0"



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**Storage Addition
at
KP International**

10971 Olson Drive
Rancho Cordova, CA

SHEET TITLE

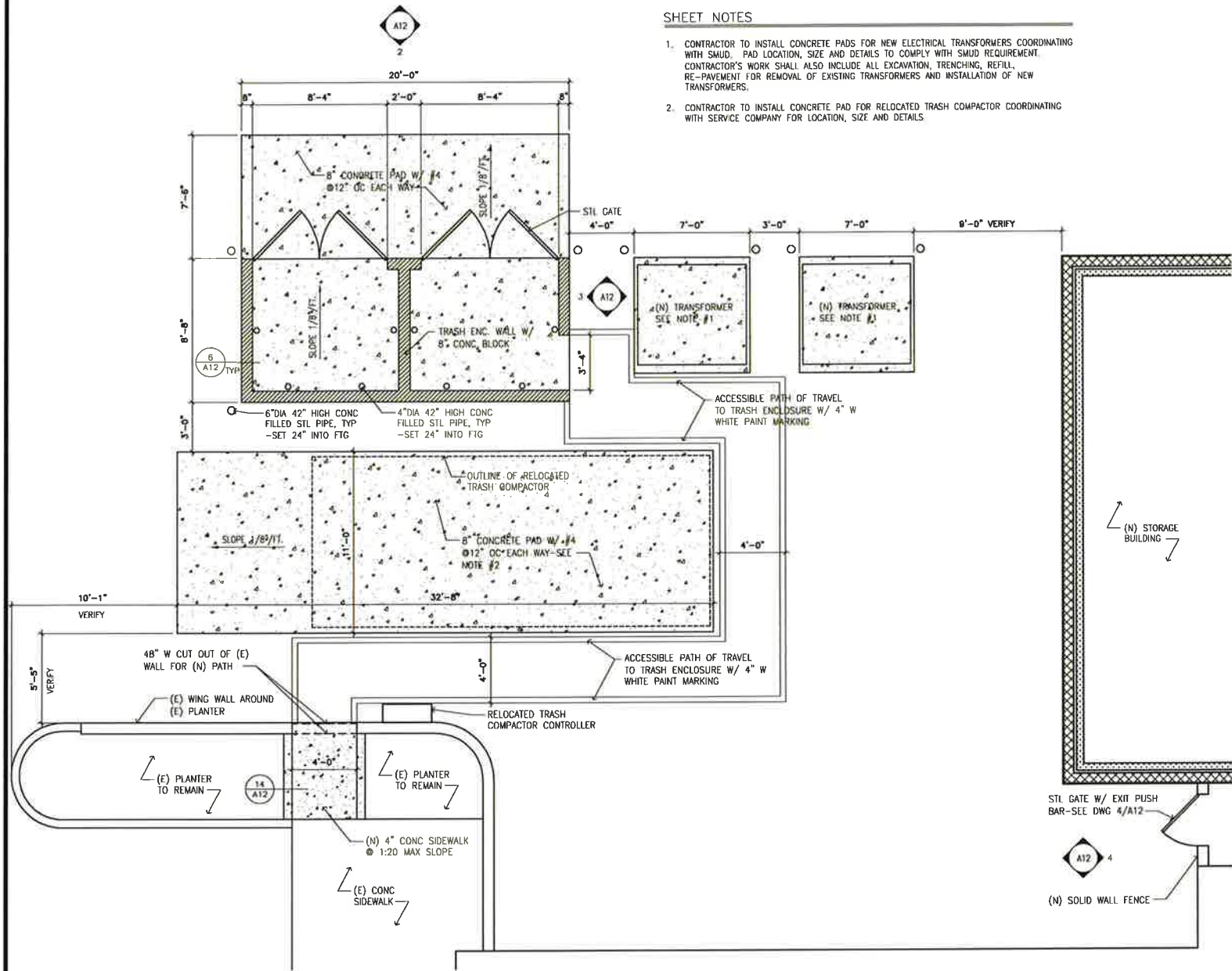
**SITE WORK
DETAILS**

REVISIONS	DATE
1 PLAN REVIEW	4/29/16
2	
3	
4	
5	
6	

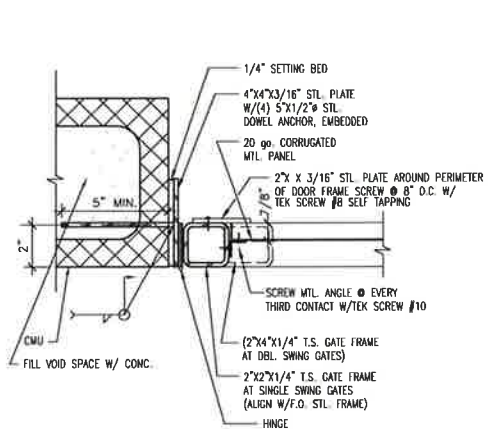
Drawn WC	Checked CWC	Sheet No. A12
Scale AS NOTED	Date 12/10/15	Project No.

SHEET NOTES

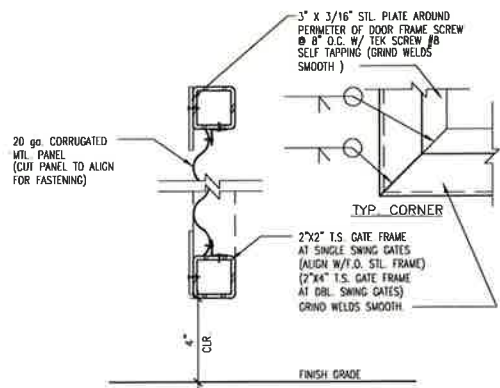
- CONTRACTOR TO INSTALL CONCRETE PADS FOR NEW ELECTRICAL TRANSFORMERS COORDINATING WITH SMUD. PAD LOCATION, SIZE AND DETAILS TO COMPLY WITH SMUD REQUIREMENT. CONTRACTOR'S WORK SHALL ALSO INCLUDE ALL EXCAVATION, TRENCHING, REFILL, RE-PAVEMENT FOR REMOVAL OF EXISTING TRANSFORMERS AND INSTALLATION OF NEW TRANSFORMERS.
- CONTRACTOR TO INSTALL CONCRETE PAD FOR RELOCATED TRASH COMPACTOR COORDINATING WITH SERVICE COMPANY FOR LOCATION, SIZE AND DETAILS.



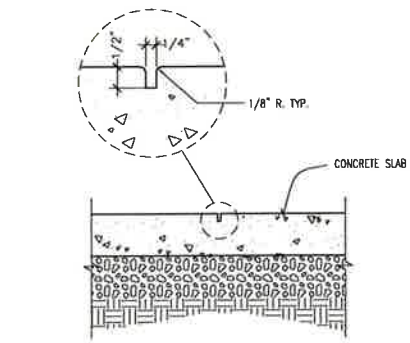
1 ENLARGED SITE PLAN
1/4" = 1'-0"



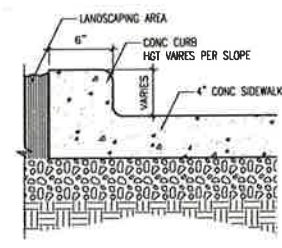
11 GATE DETAIL
3" = 1'-0"



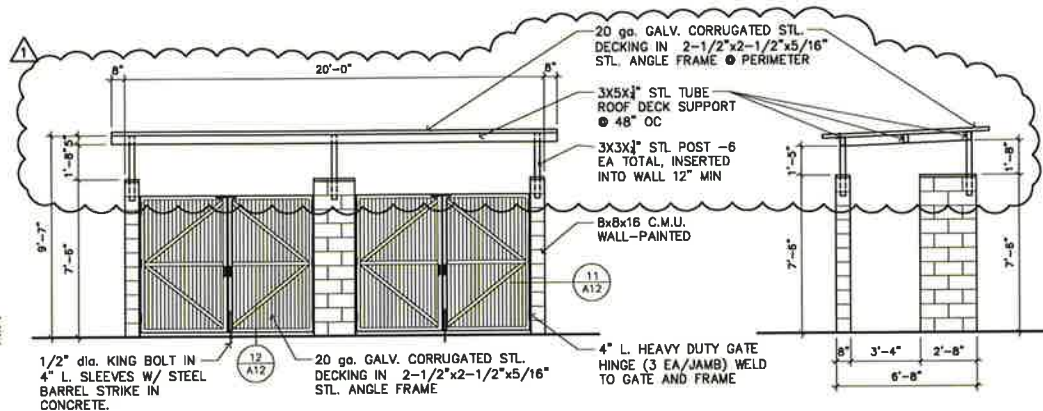
12 GATE DETAIL
3" = 1'-0"



13 TYPICAL CONTROL JOINT DETAIL
1-1/2" = 1'-0"

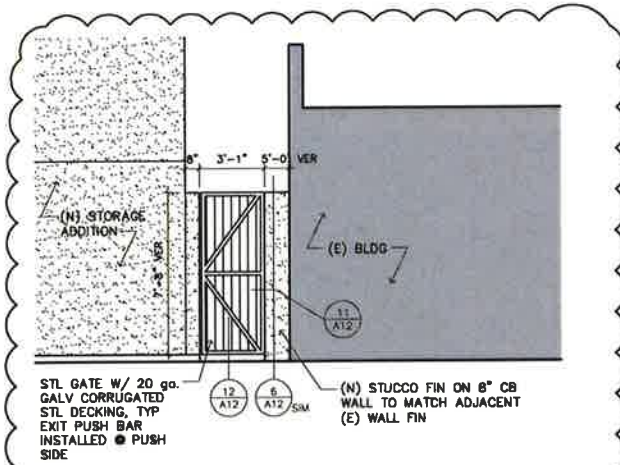


14 CONC SIDEWALK DETAIL
1-1/2" = 1'-0"

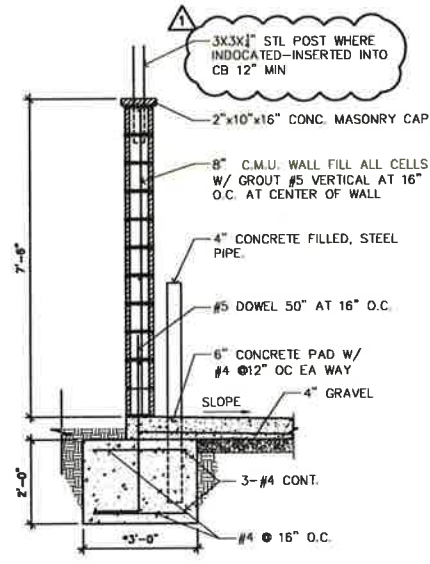


2 TRASH ENC. ELEVATION-FRONT
1/4" = 1'-0"

3 TRASH ENC. ELEVATION-SIDE
1/4" = 1'-0"



4 NEW FENCE WALL ELEVATION
1/4" = 1'-0"



6 TRASH ENCLOSURE SECTION
1/2" = 1'-0"



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Consultant

Storage Addition
at
KP International

10971 Olson Drive
Rancho Cordova, CA

SHEET TITLE

FIRE SEPARATION
ANALYSIS

REVISIONS	DATE
1 PLAN REVIEW	4/29/16
2	
3	
4	
5	
6	

Drawn WCC	Ch'd CWC	Sheet No. A20
Scale AS NOTED		
Date 2/28/16		
Project No.		

WALL TYPE LEGEND

NEW EXTERIOR WALL PORTION A:

1. LOCATION OF WALL: LESS THAN 5' DISTANCE FROM ASSUMED PROPERTY LINE: 1-HR FIRE RESISTANCE RATING OF WALL REQUIRED FOR 'S-2' OCCUPANCY PER 2013 CBC TABLE 602. SEE FLOOR PLAN ON SHEET A21 FOR THE DESCRIPTION OF 1-HR FIRE RESISTANCE WALL ASSEMBLY.
3. OPENINGS: NO OPENING SHALL BE ALLOWED PER 2013 CBC TABLE 705.8. ———O.K.

NEW EXTERIOR WALL PORTION B:

1. DIMENSIONS: 30'-0" WIDE X 7'-11/4" HIGH = 748 S.F.
2. LOCATION OF WALL: NOT LESS THAN 5' DISTANCE FROM ASSUMED PROPERTY LINE: 1-HR FIRE RESISTANCE RATING OF WALL REQUIRED FOR 'S-2' OCCUPANCY PER 2013 CBC TABLE 602. SEE FLOOR PLAN ON SHEET A21 FOR THE DESCRIPTION OF 1-HR FIRE RESISTANCE WALL ASSEMBLY.
3. OPENINGS: 25% OF UNPROTECTED OPENING SHALL BE ALLOWED PER 2013 CBC TABLE 705.8. TOTAL AREA OF UNPROTECTED OPENINGS INCLUDING OVERHEAD DOORS, GATES, LOUVERS ON THIS WALL PORTION IS 84 S.F. (12% OF EXTERIOR WALL AREA) ———O.K.

NEW EXTERIOR WALL PORTION C:

SAME CONDITIONS AS "NEW EXTERIOR WALL PORTION A" - 1-HR FIRE RESISTIVE WALL CONSTRUCTION WITH NO OPENINGS.

EXISTING EXTERIOR WALL PORTION #1:

1. DIMENSIONS: 45'-2" WIDE X 13'-0" HIGH = 889 S.F.
2. LOCATION OF WALL: MIN. 10' DISTANCE FROM ASSUMED PROPERTY LINE: NO FIRE RESISTANCE RATING OF WALL REQUIRED FOR 'M' OCCUPANCY PER 2013 CBC TABLE 602.
3. OPENINGS: 45% OF UNPROTECTED OPENING SHALL BE ALLOWED PER 2013 CBC TABLE 705.8. EXISTING (2) 3'-0" X 7'-0" UNPROTECTED DOORS SHALL BE TOTAL 63 S.F. (9% OF EXTERIOR WALL AREA) ———O.K.

EXISTING EXTERIOR WALL PORTION #2, #4, #6:

1. LOCATION OF WALL: NOT LESS THAN 5' DISTANCE FROM ASSUMED PROPERTY LINE: 1-HR FIRE RESISTANCE RATING OF WALL REQUIRED FOR 'M' OCCUPANCY PER 2013 CBC TABLE 602.
2. OPENINGS: 25% OF UNPROTECTED OPENING SHALL BE ALLOWED PER 2013 CBC TABLE 705.8. NO OPENINGS ON THIS WALL ———O.K.

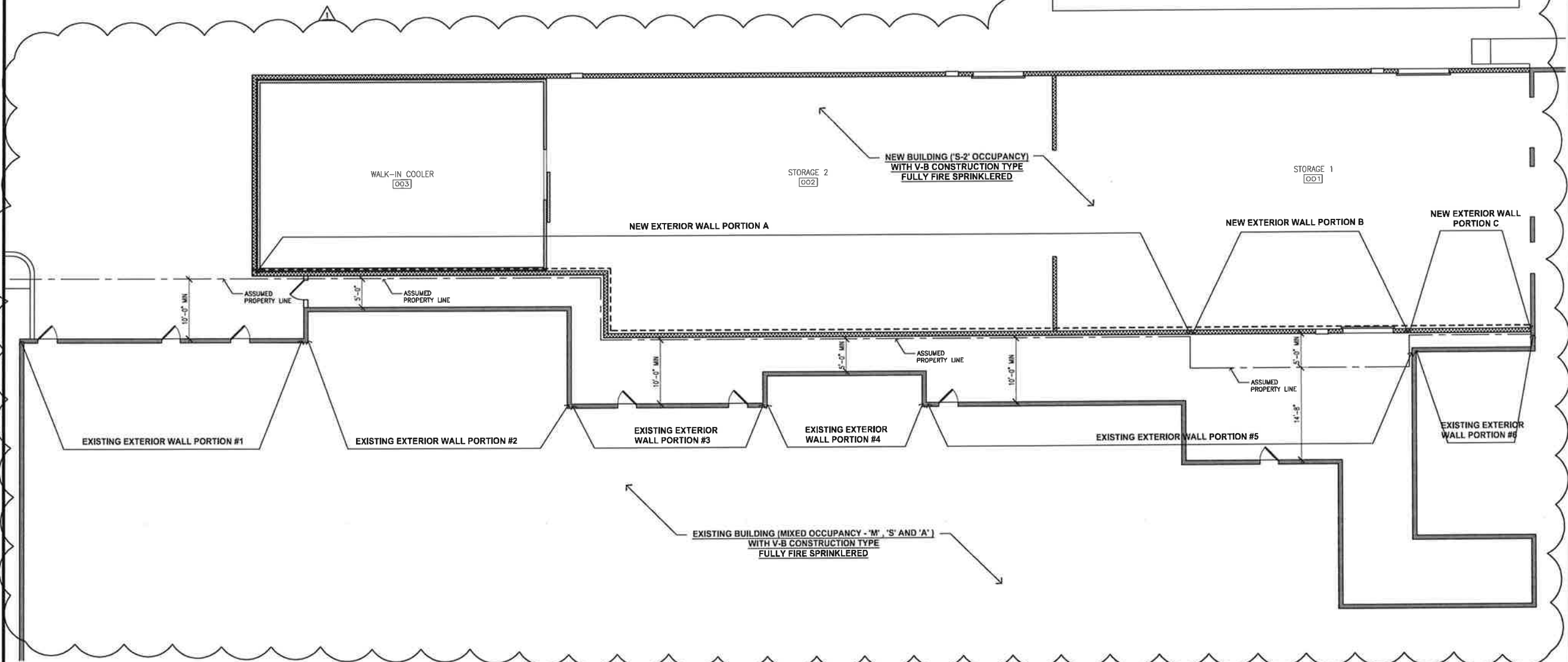
EXISTING EXTERIOR WALL PORTION #3:

1. DIMENSIONS: 37'-0" WIDE X 13'-0" HIGH = 482 S.F.
2. LOCATION OF WALL: MIN. 10' DISTANCE FROM ASSUMED PROPERTY LINE: NO FIRE RESISTANCE RATING OF WALL REQUIRED FOR 'M' OCCUPANCY PER 2013 CBC TABLE 602.
3. OPENINGS: 45% OF UNPROTECTED OPENING SHALL BE ALLOWED PER 2013 CBC TABLE 705.8. EXISTING (2) 3'-0" X 7'-0" UNPROTECTED DOORS SHALL BE TOTAL 42 S.F. (9% OF EXTERIOR WALL AREA) ———O.K.

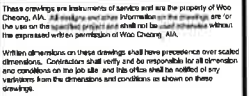
EXISTING EXTERIOR WALL PORTION #5:

1. DIMENSIONS: 149' WIDE X 13'-0" HIGH = 2,235 S.F.
2. LOCATION OF WALL: MIN. 10' DISTANCE FROM ASSUMED PROPERTY LINE: NO FIRE RESISTANCE RATING OF WALL REQUIRED FOR 'M' OCCUPANCY PER 2013 CBC TABLE 602.
3. OPENINGS: 45% OF UNPROTECTED OPENING SHALL BE ALLOWED PER 2013 CBC TABLE 705.8. EXISTING (2) 3'-0" X 7'-0" UNPROTECTED DOORS SHALL BE TOTAL 42 S.F. (2% OF EXTERIOR WALL AREA) ———O.K.

----- 1-HR FIRE RESISTIVE WALL ASSEMBLY PER 2013 CBC TABLE 721.1 (2) - ITEM NO. 15.1.14. SEE DETAILS 1, 2, 3 ON SHEET A41.



1 FLOOR PLAN
1/8"=1'-0"



Storage Addition at KP International

SHEET TITLE

FLOOR PLAN

Drawn WCC	Ch'd CWC	Sheet No.
Scale AS NOTED		A21
Date 12/10/15		
Project No.		

AGENDA ITEM 9.1

A+E

M

o

d

o

ARCHITECTURE, ENGINEERING

San Francisco, CA 94102
1000 Market Street, Suite 1000
San Francisco, CA 94102
www.modoa.com

Woo Cheong, AIA

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Consultant

WOO CHEONG ARCHITECTS

C-30492

06-31-17

STATE OF CALIFORNIA

Consultant

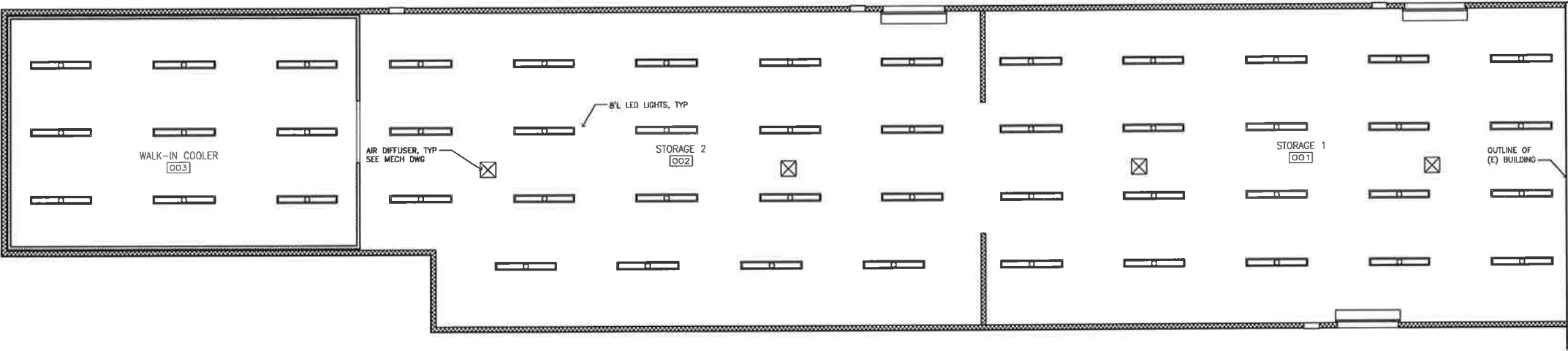
Storage Addition
at
KP International

10971 Olson Drive
Rancho Cordova, CA

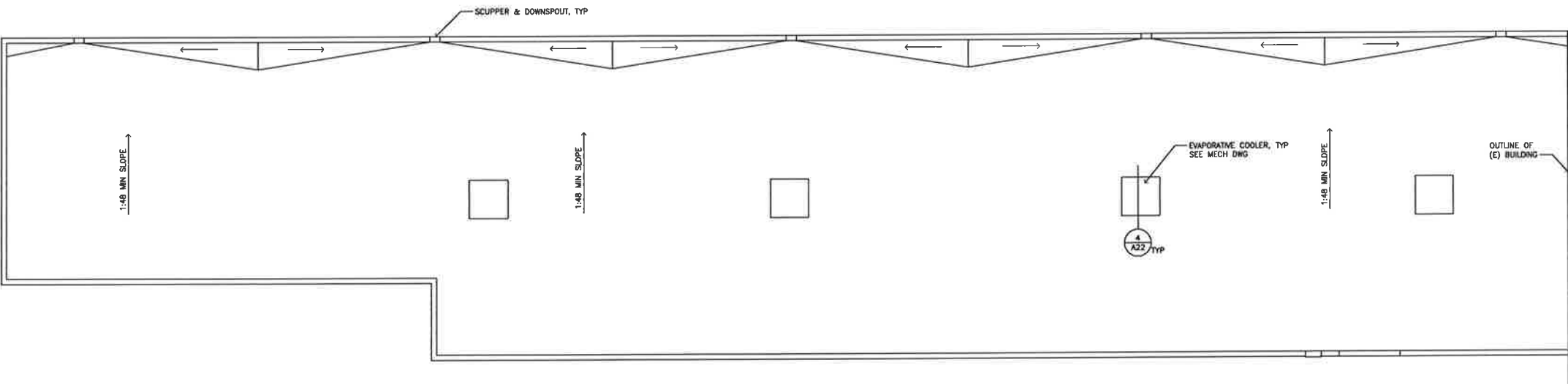
SHEET TITLE
CEILING PLAN
& ROOF PLAN

REVISIONS	DATE
1 PLAN REVIEW	4/29/16
2	
3	
4	
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Drawn WCC	Checked CWC	Sheet No. A22
Scale AS NOTED	Date 12/10/15	Project No.

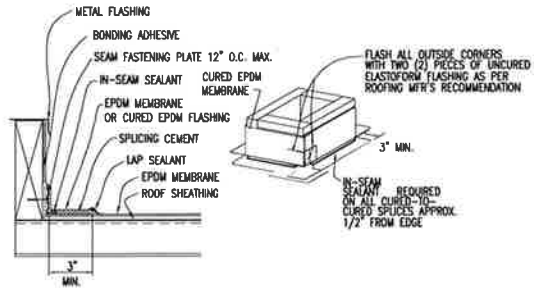


1 REFLECTED CEILING PLAN
1/8"=1'-0"

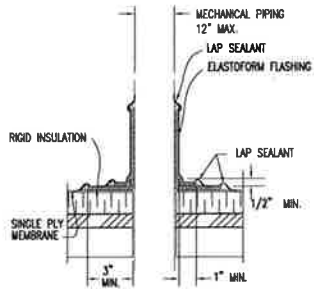


2 ROOF PLAN
1/8"=1'-0"

- NOTES:
1. FASTEN MEMBRANE FLASHING 12" ON CENTER. IF FASTENER PENETRATES METAL COUNTERFLASHING, USE EPDM WASHER, APPLY WATER CUT-OFF MASTIC OR CAULK FASTENER HEAD.
 2. IF VERTICAL SPURCE IS NOT LOCATED AT CORNER, 6" WIDE UNCURED ELASTOFORM FLASHING OR PRESSURE-SENSITIVE FLASHING MUST BE CENTERED OVER FIELD SPURCE AT ANGLE CHANGE.
 3. FASTENING PLATES MAY BE INSTALLED HORIZONTALLY.



4 ROOF CURB FLASHING DETAIL
3" = 1'-0"



NOTE: 1. ALL SEALANT AND FLASHING SHALL BE CONFORMED TO THE ROOFING MANUFACTURER REQUIREMENT.

5 TYPICAL PIPE PENETRATION DETAIL
3" = 1'-0"



4 INTERIOR WALL DETAIL
1" = 1'-0"

[illegible][illegible][illegible][illegible]

INDOOR LIGHTING			SCHEDULED MAINTENANCE		PAGE 1 OF 2	
EXEMPT OR COMPLY? (SEE INSTRUCTIONS)			DATE (MM/DD/YYYY)		PAGE 1 OF 2	
Submit signature			[Signature]		[Signature]	
Submit signature of ASHRAE International			[Signature]		[Signature]	
Complies ONLY if installed / Allowed			Complies ONLY if installed / Allowed			
Allowed if existing (per ASHRAE 90.1-2010, 9.4.2.1)			Allowed if existing (per ASHRAE 90.1-2010, 9.4.2.1)			
3,000			3,000			
Allowed if existing (per ASHRAE 90.1-2010, 9.4.2.1)			Allowed if existing (per ASHRAE 90.1-2010, 9.4.2.1)			

Declaration of Required Performance Certificates - Declared by selecting yes or no to each statement (yes/no and no/yes are not permitted) and if required			Complies ONLY if installed / Allowed		Complies ONLY if installed / Allowed	
YES	NO	Comments				
X		ASHRAE 90.1-2010, 9.4.2.1 - Must be submitted for all buildings.			F (Full) response	
	X	ASHRAE 90.1-2010, 9.4.2.1 - Must be submitted for a lighting control system, on- and off-hours load management, dynamic lighting, DMS, or to be required for a single room.			F (Full) response	
	X	ASHRAE 90.1-2010, 9.4.2.1 - Must be submitted for a lighting control system, on- and off-hours load management, dynamic lighting, DMS, or to be required for a single room.			F (Full) response	
	X	ASHRAE 90.1-2010, 9.4.2.1 - Must be submitted for a lighting control system, on- and off-hours load management, dynamic lighting, DMS, or to be required for a single room.			F (Full) response	
	X	ASHRAE 90.1-2010, 9.4.2.1 - Must be submitted for a lighting control system, on- and off-hours load management, dynamic lighting, DMS, or to be required for a single room.			F (Full) response	
	X	ASHRAE 90.1-2010, 9.4.2.1 - Must be submitted for a lighting control system, on- and off-hours load management, dynamic lighting, DMS, or to be required for a single room.			F (Full) response	
	X	ASHRAE 90.1-2010, 9.4.2.1 - Must be submitted for a lighting control system, on- and off-hours load management, dynamic lighting, DMS, or to be required for a single room.			F (Full) response	
	X	ASHRAE 90.1-2010, 9.4.2.1 - Must be submitted for a lighting control system, on- and off-hours load management, dynamic lighting, DMS, or to be required for a single room.			F (Full) response	

Declaration of Required Certificates of Acceptance - Declared by checking all of the Certificates of Acceptance that are submitted (that response may verify forms are completed) and required			Complies ONLY if installed / Allowed		Complies ONLY if installed / Allowed	
YES	NO	Comments				
	X	ASHRAE 90.1-2010, 9.4.2.1 - Must be submitted for a lighting control system, on- and off-hours load management, dynamic lighting, DMS, or to be required for a single room.			F (Full) response	
	X	ASHRAE 90.1-2010, 9.4.2.1 - Must be submitted for a lighting control system, on- and off-hours load management, dynamic lighting, DMS, or to be required for a single room.			F (Full) response	
	X	ASHRAE 90.1-2010, 9.4.2.1 - Must be submitted for a lighting control system, on- and off-hours load management, dynamic lighting, DMS, or to be required for a single room.			F (Full) response	

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SHEET NO. OF COPIES

INDOOR LIGHTING POWER ALLOWANCE

SALEABLE FLOORED AREA ONLY

CERTIFICATE OF COMPLETION

NACE STATE

Page No.

City/Town of Completion: Indoor Lighting Power Allowance
 Project Name: _____
 Building Address or ZIP Code: _____
 Date: _____

A separate page must be filed for Non-Conditioned and Unconditioned Spaces. This page is valid for: ☒ **COMBINE USES** ☐ **UNCONDITIONED SPACES**

C - AREA CATEGORY METHOD INDOR LIGHTING POWER ALLOWANCE

☒ Do not include parking lighting for offices. Exclude lighting for offices shall be accounted only in section B of NACE 431-0-0.
☐ Separately list lighting for each primary function area as defined in ESDS for the Standards

B		B	C	D
AREA CATEGORY (From NACE Table 1NLS-C)		WATTS PER (m ²)	AREA (m ²)	ALLOWED WATTS
Location for Building	Primary Function Area per Table 1NLS-C			
Storage	Commercial, Industrial Warehouse	6.70	0.000	0.000
		TOTALS	0.000	0.000

Enter sum total Area Category allowed watts less section C of NACE 431-0-0 (this compliance item)

Agreed on Number: _____ Agreed on Date: _____
 Official Seal: _____ Signature of Contractor: _____
 Title: _____

[illegible]

INDOOR LIGHTING POWER ALLOWANCE		CALIFORNIA ENERGY EFFICIENCY	
CITY OF LOS ANGELES DEPARTMENT OF CELESTIALS		MAY 15, 2018 Page 1 of 1	
Certificate of Compliance: Interior Lighting Power Allowance		Project No. 4300218	
Storage Addition at KP International		Date: 6/20/2018	
DOCUMENTATION AUTHORITY DECLARATION STATEMENT I, <u>Christopher M. Gilman / A/E/ME</u>, do hereby certify that the information provided in this Declaration is true and correct. Signature: <u>Christopher M. Gilman</u> Date: <u>6/20/2018</u> Title: <u>601 Knight Lane</u> Project: <u>601 Knight Lane</u> Address: <u>601 Knight Lane, CA 90662</u> City: <u>San Francisco</u>			
NOTIFICATION OF PROJECT DESCRIPTION The following is a description of the project, including the name of the project, the location of the project, and the nature of the project. 1. Project Name: <u>Storage Addition at KP International</u> 2. Project Location: <u>601 Knight Lane, CA 90662</u> 3. Project Description: <u>The project is a storage addition to the existing building at 601 Knight Lane, CA 90662. The project is a storage addition to the existing building at 601 Knight Lane, CA 90662. The project is a storage addition to the existing building at 601 Knight Lane, CA 90662.</u> 4. Project Description: <u>The project is a storage addition to the existing building at 601 Knight Lane, CA 90662. The project is a storage addition to the existing building at 601 Knight Lane, CA 90662. The project is a storage addition to the existing building at 601 Knight Lane, CA 90662.</u> 5. Project Description: <u>The project is a storage addition to the existing building at 601 Knight Lane, CA 90662. The project is a storage addition to the existing building at 601 Knight Lane, CA 90662. The project is a storage addition to the existing building at 601 Knight Lane, CA 90662.</u> 6. Project Description: <u>The project is a storage addition to the existing building at 601 Knight Lane, CA 90662. The project is a storage addition to the existing building at 601 Knight Lane, CA 90662. The project is a storage addition to the existing building at 601 Knight Lane, CA 90662.</u> 7. Project Description: <u>The project is a storage addition to the existing building at 601 Knight Lane, CA 90662. The project is a storage addition to the existing building at 601 Knight Lane, CA 90662. The project is a storage addition to the existing building at 601 Knight Lane, CA 90662.</u> 8. Project Description: <u>The project is a storage addition to the existing building at 601 Knight Lane, CA 90662. The project is a storage addition to the existing building at 601 Knight Lane, CA 90662. The project is a storage addition to the existing building at 601 Knight Lane, CA 90662.</u> 9. Project Description: <u>The project is a storage addition to the existing building at 601 Knight Lane, CA 90662. The project is a storage addition to the existing building at 601 Knight Lane, CA 90662. The project is a storage addition to the existing building at 601 Knight Lane, CA 90662.</u> 10. Project Description: <u>The project is a storage addition to the existing building at 601 Knight Lane, CA 90662. The project is a storage addition to the existing building at 601 Knight Lane, CA 90662. The project is a storage addition to the existing building at 601 Knight Lane, CA 90662.</u>			
Signature: <u>Christopher M. Gilman</u> Title: <u>601 Knight Lane</u> Address: <u>601 Knight Lane, CA 90662</u>		Signature: <u>[Signature]</u> Date: <u>6/20/2018</u> Project: <u>C-30482</u> City: <u>San Francisco</u>	

A+E
M **o** **d** **o**
ARCHITECTURE, ENGINEERING
add: 11 ng'oi Ln
8 Dorado Hills, CA 95162
phone: 916 521-1161
www.aemod.com

Woo Cheong, AIA

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Consultant

Consultant

Storage Addition at KP International

**10971 Olson Drive
Rancho Cordova, CA**

SHEET TITLE
**LIGHTING
COMPLIANCE
TITLE 24**

REVISIONS	DATE
1	
2	
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5	
6	

Drawn CG	Ch'd CUC	Sheet No.
Scale AS NOTED		E1.1
Date 9/30/2005		
Project No.		

(E)



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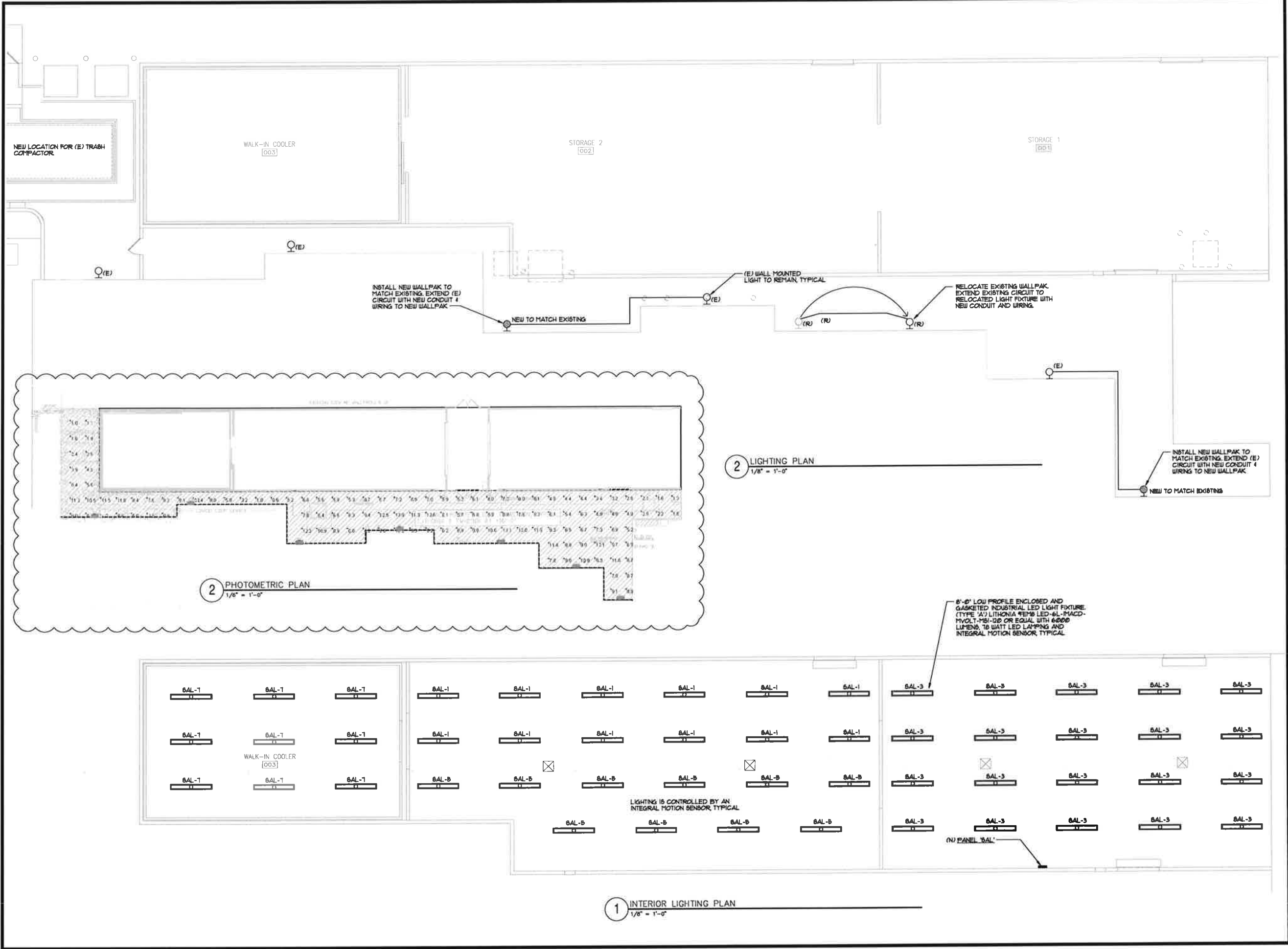
Storage Addition
at
KP International

10971 Olson Drive
Rancho Cordova, CA

SHEET TITLE
LIGHTING PLAN

REVISIONS	DATE
1	
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Drawn CG	Ch'd CUC	Sheet No. E2.1
Scale AS NOTED		
Date 1/28/2019		
Project No.		





ARCHITECTURE ENGINEERING
181 Kensington
Bl. Cordova, CA 95717
PHONE: 916.301.1944
WWW.WOO-CHEONG.COM

Woo Cheong, AIA

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Consultant



Consultant

Storage Addition
at
KP International

10971 Olson Drive
Rancho Cordova, CA

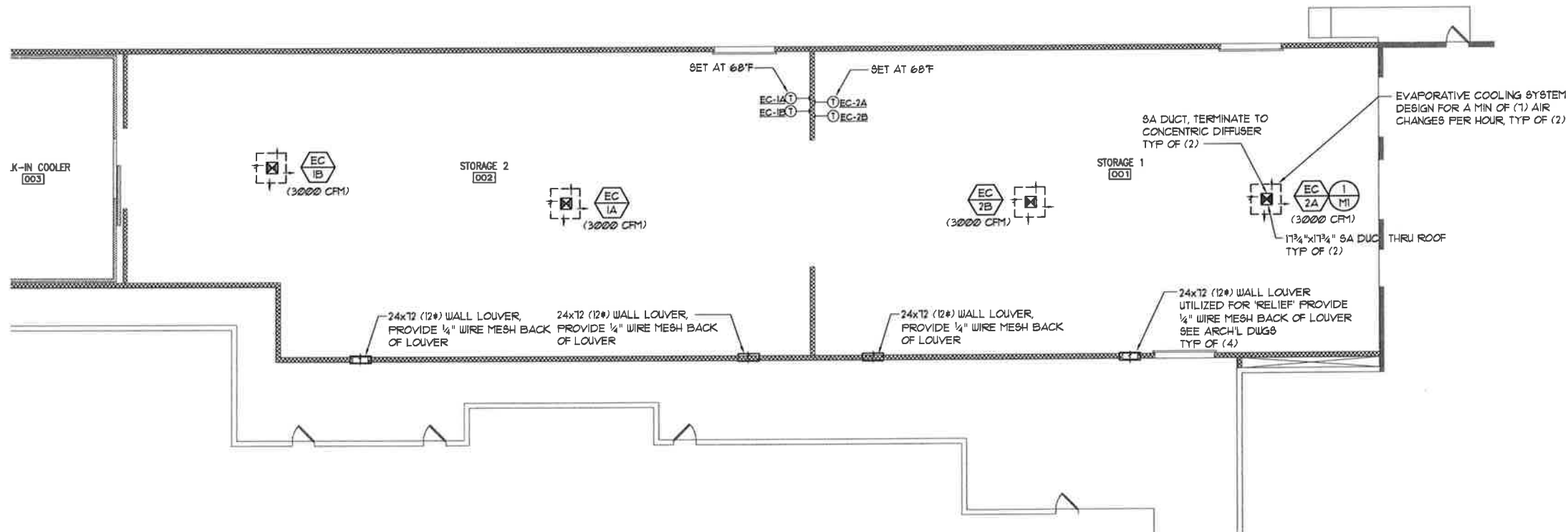
SHEET TITLE

MECHANICAL FLOOR
PLAN AND NOTES

REVISIONS	DATE
1	
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3	
4	
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6	

Drawn JH	Ch'd WOO	Sheet No.
Scale NOTED		
Date 08/28/15		
Project No. 15110		

M-2



BALANCE NOTES:
BALANCE SYSTEM TO CFM'S SHOWN HEREIN
THIS PLAN

MECHANICAL FLOOR PLAN

SCALE: 1/8"=1'-0"

1
M2



ARCHITECTURAL ENGINEERING
6811 Knight
4100 South Main, CA 92107
714-261-1110
www.woochong.com

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Consultant



Consultant

Storage Addition
at
KP International

10971 Olson Drive
Rancho Cordova, CA

SHEET TITLE

LEGEND, SCHEDULE
AND NOTES

REVISIONS	DATE
1	
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3	
4	
5	
6	

Drawn JH	Ch'd WOO	Sheet No.
Scale NOTED		
Date 09/28/15		
Project No. 15110		

P-1

GENERAL PLUMBING NOTES

- ALL EQUIPMENT AND MATERIALS SHALL BE NEW AND SHALL BE EQUAL IN QUALITY, TYPE, CAPACITY AND ACCESSORIES TO THE EQUIPMENT NOTED ON THE DRAWINGS. ADJUSTMENTS TO CONSTRUCTION AND ACCESSORIES ON SUBSTITUTED EQUIPMENT MAY BE REQUIRED TO ACHIEVE THIS EQUALITY, AND SHALL BE INCLUDED AT NO EXTRA COST TO THE OWNER MAKE ANY CHANGES IN PIPING, FRAMING, ETC., AS REQUIRED TO ACCOMMODATE SUBSTITUTED EQUIPMENT.
- INSTALL ALL EQUIPMENT AND MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE CODES. APPLICABLE CODES SHALL INCLUDE, BUT NOT BE LIMITED TO THE 2013 CALIFORNIA MECHANICAL CODE, 2013 CALIFORNIA PLUMBING CODE, 2013 CALIFORNIA CODE OF REGULATIONS (CCR), 2013 CALIFORNIA FIRE CODE AND 2013 TITLE 24 ENERGY EFFICIENCY STANDARDS. WHERE HEAVIER GAGES OF MATERIAL, LARGER SIZES OR MORE STRINGENT REQUIREMENTS THAN THE CODES ARE REQUIRED BY THE CONTRACT DOCUMENTS, SUCH INCREASED REQUIREMENTS SHALL APPLY.
- PIPING MATERIALS SHALL BE AS FOLLOWS:

WASTE, VENT AND STORM PIPING SHALL BE ABS, ACRYLONITRILE-BUTADIENE-STYRENE (ABS) PLASTIC PIPE, ALL PIPE, COUPLINGS AND FITTINGS SHALL BE MANUFACTURED OF MATERIAL CONFORMING TO ASTM D2661, PLASTIC SOLVENT CEMENT FOR ABS PLASTIC PIPE SHALL CONFORM TO ASTM D 2235.

CONDENSATE DRAIN PIPING: TYPE DWV COPPER TUBING AND FITTINGS OR SCHEDULE 40 GALVANIZED STEEL PIPE AND MALLEABLE IRON FITTINGS. (PVC PIPING WILL NOT BE ACCEPTABLE)

WATER PIPE (HOT AND COLD WATER): TYPE L BELOW GRADE, TYPE M ABOVE GRADE, COPPER TUBING, HARD-TEMPER, WITH WROUGHT COPPER FITTINGS. SOLDERING / BRAZING MATERIAL SHALL BE LEAD FREE, SILVER SOLDER BELOW GRADE, 95-5 OR SIMILAR ABOVE GRADE. CAPED OR PLUGGED OUTLETS SHALL BE SCHEDULE 40 SCREWED BRASS. ELBOWS AT BRANCH OUTLETS SHALL BE SCREWED OUTLET, WITH EARS, FOR NAILING OR SCREWING TO WALL BACKING.

PIPING AND EQUIPMENT ACCESSORIES SHALL BE AS FOLLOWS:

PROVIDE ELBOWS AT ALL PIPING PENETRATIONS OF WALLS TO STOPS. ELBOWS SHALL HAVE NAILING EARS, AND SHALL BE SECURELY FASTENED TO THE STRUCTURE. NIPPLES THROUGH THE WALLS SHALL BE IPS WEIGHT THREADED COPPER OR BRASS.

PROVIDE TRAPS FOR ALL FIXTURES.

PROVIDE PERMANENT CLEVIS TYPE HANGERS FOR ALL PIPING. WIRE, ROPE, WOOD BLOCKING OR PERFORATED METAL TAPE WILL NOT BE ACCEPTED. PROVIDE PLASTIC WRAPPING OF PIPE WHERE DISSIMILAR METALS OCCUR, SUCH AS BETWEEN COPPER AND IRON PIPING AND SUPPORTS.

PROVIDE WRAP ON WASTE, HOT AND COLD WATER PIPING UNDER ADA ACCESSIBLE PLUMBING FIXTURES. PLUMBEREX "PRO-EXTREME" ONE-PIECE PROTECTOR WITH FULL ROTATION OPTION, AND 3-M DUAL LOCK FASTENERS SECURED WITH SELF LOCKING NYLON STRAPS.

CATHODIC PROTECTION:

WRAP ALL COPPER OR STEEL WATER PIPING UNDER FLOOR OR BELOW GRADE WITH TWO LAYERS OF PABCO-WRAP, OR SIMILAR MATERIALS, INCLUDING ALL JOINTS. GAS PIPING BELOW GRADE SHALL BE WRAPPED AS DESCRIBED FOR WATER PIPING, OR, AT CONTRACTOR'S OPTION, MAY HAVE EXTRU-COAT OR SIMILAR COVERING. ALL FIELD JOINTS SHALL BE WRAPPED AS FOR BARE PIPING JOINTS. PLACE EXTRU-COAT GAS PIPING IN A SAND OR SIEVED EARTH BED, WITH SIMILAR COVERING TO A LEVEL OF 4" ABOVE TOP OF PIPE.

WRAP WATER, AND WASTE PIPING THROUGH THE FLOOR SLAB WITH 1/2" THICK FIBERGLASS, 2" ABOVE AND BELOW THE SLAB SURFACES.

GENERAL PLUMBING NOTES (cont.)

- INSTALLATION:

INSTALL ALL PIPING IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE WITH THE STATE OF CALIFORNIA AMENDMENTS. SLOPE ALL WASTE PIPING AS INDICATED ON THE DRAWINGS, AND ALL WATER PIPING TO INSURE ELIMINATION OF AIR. CAREFULLY GRADE ALL WASTE PIPING TO ENSURE A UNIFORM SLOPE IS ACHIEVED, WITHOUT ANY DIPS OR HIGH POINTS IN THE PIPING.

CAREFULLY TRENCH FOR ALL UNDERGROUND PIPING, AVOID OTHER UTILITIES, AND REPAIR ANY DAMAGES TO SAME CAUSED BY THE WORK OF THIS CONTRACT. PROVIDE PROPER SHORING FOR ALL DEEP TRENCHES, AS REQUIRED BY THE SAFETY REGULATIONS OF THE STATE OF CALIFORNIA, AND BY OSHA. PROVIDE ALL REQUIRED BARRICADES, WARNING SIGNS, ETC. CAP ALL PIPING ENDS AT THE CLOSE OF THE DAY'S WORK TO PREVENT ENTRY OF FOREIGN MATERIALS. FLUSH PIPING OF ALL DEBRIS BEFORE CONNECTING TO FIXTURES.

EMBED ALL UNDERGROUND PIPING, OTHER THAN GAS PIPING, IN SIEVED EARTH FOR A DEPTH OF 4" ABOVE THE PIPE. SMOOTH THE TRENCHING BELOW THE PIPING FREE FROM ANY ROCKS OR SIMILAR OBSTRUCTIONS, AND PROVIDE SPACE FOR BELLS OR MECHANICAL JOINTS FOR ALL WASTE PIPING. Laterally brace piping to prevent pipe motion during back filling operations.

CHLORINATE ALL WATER PIPING FOR A PERIOD OF 8 HOURS, BY CHARGING WITH A CHLORINE OR HYPO CHLORITE SOLUTION TO ACHIEVE A 5 PPM STRENGTH AT THE FIXTURE FURTHEST FROM THE POINT OF APPLICATION. UPON COMPLETION OF CHLORINATION, FLUSH ALL PIPING UNTIL NO CHLORINE CAN BE DETECTED BY TASTE.

AFTER CHLORINATION AND ALL TESTING HAS BEEN COMPLETED, CLEAN ALL FIXTURE STRAINERS, AND SET WATER FLOWS FROM FIXTURES IN ACCORDANCE WITH THE REQUIREMENTS OF T24, CCR.

TESTS:

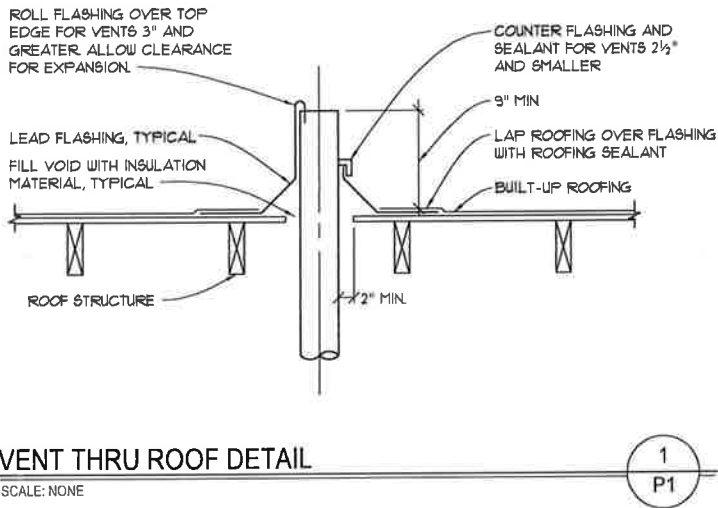
TEST ALL WASTE AND VENT PIPING FOR A PERIOD OF NOT LESS THAN 8 HOURS BY CAPPING OR PLUGGING ALL JOINTS TO A LEVEL OF THE HIGHEST FIXTURE OR FITTING, FILLING THE SYSTEM WITH WATER, AND OBSERVING FOR LEAKS. TEST UNDERGROUND SECTION OF PIPE WITH A RISER TO ACHIEVE THE PRESSURE EQUIVALENT TO THE HIGHEST FIXTURE OR FITTING.

TEST WATER PIPING AT 100 PSIG FOR A PERIOD OF EIGHT HOURS, OBSERVING FOR ANY VISIBLE LEAKS. TEST PIPING AGAIN WITH FIXTURES INSTALLED AT 60 PSIG.

REPAIR ANY LEAKS FOUND BY REMAKING THE JOINT. DO NOT USE CAULKING OR SIMILAR METHODS TO CORRECT LEAKS. UPON REPAIRING ANY LEAKS FOUND, AGAIN TEST THAT PORTION OF THE SYSTEM AS DESCRIBED ABOVE.

PROVIDE (3) COPIES OF SUBMITTALS WITH PFR'S OPERATING AND MAINTENANCE DATA FOR ALL ITEMS OF EQUIPMENT INSTALLED. INDICATE THE EXACT MODEL(S) OF EQUIPMENT, WHERE THE MANUFACTURER'S DATA INCLUDES MODELS OTHER THAN THOSE INSTALLED. BIND THE INFORMATION IN 3 RING BINDERS, WITH DIFFERENT TYPES OF EQUIPMENT INDEXED.

CONTRACTOR SHALL VERIFY ALL WORK CONDITIONS, PRIOR TO COMMENCING WORK, INCLUDING, BUT NOT LIMITED TO: PIPING SIZES, INVERT ELEVATIONS, POINTS OF CONNECTION, FIXTURES AND EQUIPMENT, STRUCTURAL ELEMENTS AND MATERIALS INDICATED AS EXISTING, AS WELL AS THE COORDINATED INSTALLATION OF ALL NEW WORK, MATERIALS, EQUIPMENT, ETC.



VENT THRU ROOF DETAIL
SCALE: NONE

PLUMBING LEGEND

SYMBOL	DESCRIPTION
---	SOIL, WASTE OR SANITARY SEWER BELOW GRADE OR SLAB
----	VENT PIPING
----	COLD WATER PIPING
----	HOT WATER PIPING
----	GAS PIPING - PRESSURE NOTED
----	FIRE SPRINKLER PIPING
----	PATR PRESSURE AND TEMPERATURE RELIEF PIPING
----	CONDENSATE DRAIN PIPING
----	UNION
----	SHUT OFF VALVE
----	GATE VALVE
----	GATE VALVE IN VALVE BOX
----	BACK FLOW PREVENTOR
----	PATRV PRESSURE AND TEMPERATURE RELIEF VALVE
----	GCO, FCO GRADE CLEAN OUT, FLOOR CLEAN OUT
----	CO, WCO CLEANOUT, WALL CLEANOUT
----	FD FLOOR DRAIN
----	HB HOSE BIBB
----	IE, FF, INVERT ELEVATION
----	FF, FINISHED FLOOR
----	US, IJ, JG UNDER SLAB, UNDER FLOOR, UNDERGROUND
----	FA, TA FROM ABOVE, TO ABOVE
----	FB, TB FROM BELOW, TO BELOW
----	TYP. TYPICAL
----	AF, AFF ABOVE FINISHED FLOOR
----	AFG ABOVE FINISHED GRADE
----	ABC ABOVE CEILING
----	V, VR, VTR VENT, VENT RISER, VENT THRU ROOF
----	W, WD WASTE, WASTE DROP
----	HW, HUD, HUR HOT WATER, HOT WATER DROP, HOT WATER RISER
----	CW, CUD, CUR COLD WATER, COLD WATER DROP, COLD WATER RISER
----	REF REFERENCE
----	RIC ROUGH-IN 1 CONNECT
----	QC QUICK CONNECT (AIR)
----	TDL TOTAL DEVELOPED LENGTH
----	SCD SEE ARCHITECTURAL DRAWINGS
----	SCD SEE CIVIL DRAWINGS
----	NIPC NOT IN PLUMBING CONTRACT
----	BV/VB BALL VALVE IN VALVE BOX

PLUMBING SCHEDULE

SYMBOL	DESCRIPTION
	PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL FIXTURES IN THIS SCHEDULE OR THEIR APPROVED EQUIVALENT. REFER TO ARCHITECTURAL DRAWINGS FOR ALL MOUNTING HEIGHTS OF FIXTURES.
FD-1	FLOOR DRAIN: JR 6" WITH 1/2" 2025(A) 5" DIAMETER NICKEL BRONZE TOP WITH 2" PIPE, FLANGE AND BEEPAGE FAN. PROVIDE TRAP PRIMER CONNECTION.
HB-1	HOSE BIBB: ACORN 1/2" BENT NOSE WITH FLANGE AND INTEGRAL VACUUM BREAKER, ROUGH CHROME FINISH WITH WHEEL HANDLE.



Written dimensions on these drawings shall have precedence over scribe dimensions. Contractors shall verify and be responsible for all dimension and conditions on the job site, and this office shall be notified of any variations from the dimensions and conditions as shown on these drawings.

Storage Addition at KP International

SHEET TITLE

**PLUMBING FLOOR
PLAN AND NOTES**

Drawn JH	CK'd WOO	Sheet No.
Scale NOTED		P-2
Date 09/28/15		
Project No. 15110		

1
P2

SCALE: 1/8"=1'-0"

I. GENERAL

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES.
2. ALL DRAWINGS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.
3. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
4. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING CODES:
2013 CALIFORNIA BUILDING CODE REFERRED TO HERE AS "THE CODE" AND ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK, INCLUDING THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY, AND THOSE CODES & STANDARDS LISTED IN THESE NOTES AND SPECS.
5. SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING:
SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS, EXCEPT AS NOTED
SIZE AND LOCATION OF ALL INTERIOR AND EXTERIOR NON-BEARING PARTITIONS
SIZE AND LOCATION OF ALL CONCRETE CURBS, EQUIPMENT PADS, PITS, FLOOR DRAINS, SLOPES, DEPRESSED AREAS, CHANGE IN LEVEL, CHAMFERS, GROOVES, INSERTS, ETC.
SIZE AND LOCATION OF ALL FLOOR AND ROOF OPENINGS EXCEPT AS SHOWN.
FLOOR AND ROOF FINISHES.
DIMENSIONS NOT SHOWN ON STRUCTURAL DRAWINGS.
6. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO CONSTRUCT THE STRUCTURE AS SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES, STRUCTURES, AND EQUIPMENT. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
7. OPENINGS, POCKETS, ETC., LARGER THAN 6" SHALL NOT BE PLACED IN CONCRETE SLABS, DECKS, WALLS, UNLESS SPECIALLY DETAILED ON THE DRAWINGS. OPENINGS NOT LOCATED ON THE DRAWINGS SHALL BE LOCATED ON THE STRUCTURAL DRAWINGS, BUT WHICH ARE LOCATED IN STRUCTURAL MEMBERS. FOR ANY FURTHER RESTRICTIONS ON OPENINGS IN STRUCTURAL ELEMENTS, SEE APPLICABLE SECTIONS BELOW.
8. PIPES LARGER THAN 1-1/2" DIAMETER SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE EXCEPT WHERE SPECIFICALLY APPROVED. NO CONDUITS SHALL BE PLACED IN CONCRETE FILL OVER METAL DECKING.
10. ASTM SPECIFICATIONS ON THE DRAWINGS SHALL BE OF THE LATEST REVISION.
11. CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES, SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC. IF ANY SUCH STRUCTURES ARE FOUND, STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
12. CONSTRUCTION MATERIAL SHALL BE OF PROPER DESIGN PLACEMENT AND ROOF BRACING. PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.
13. DESIGN LOADS:

DESIGN GRAVITY LOADS:
(SDL=SUPER IMPOSED DEAD LOAD; SLL=SUPER IMPOSED LIVE LOAD)

A. ROOF _____ SDL = 12 PSF
SLL = 20 PSF

DESIGN LATERAL LOADS: CBC 2013 EDITION

SEISMIC:

DESIGN SPECTRAL RESPONSE $S_{DS} = 0.547 g$
 $S_{D1} = 0.346 g$

SITE CLASS = D
WOOD SHEAR WALL SYSTEM, R=6.5

WIND:
110 MPH EXPOSURE B
TOPOGRAPHIC FACTOR = 1
14. FOUNDATION DESIGN IS BASED ON ALLOWABLE SOIL PRESSURE OF 1500 PSF

III. CONCRETE

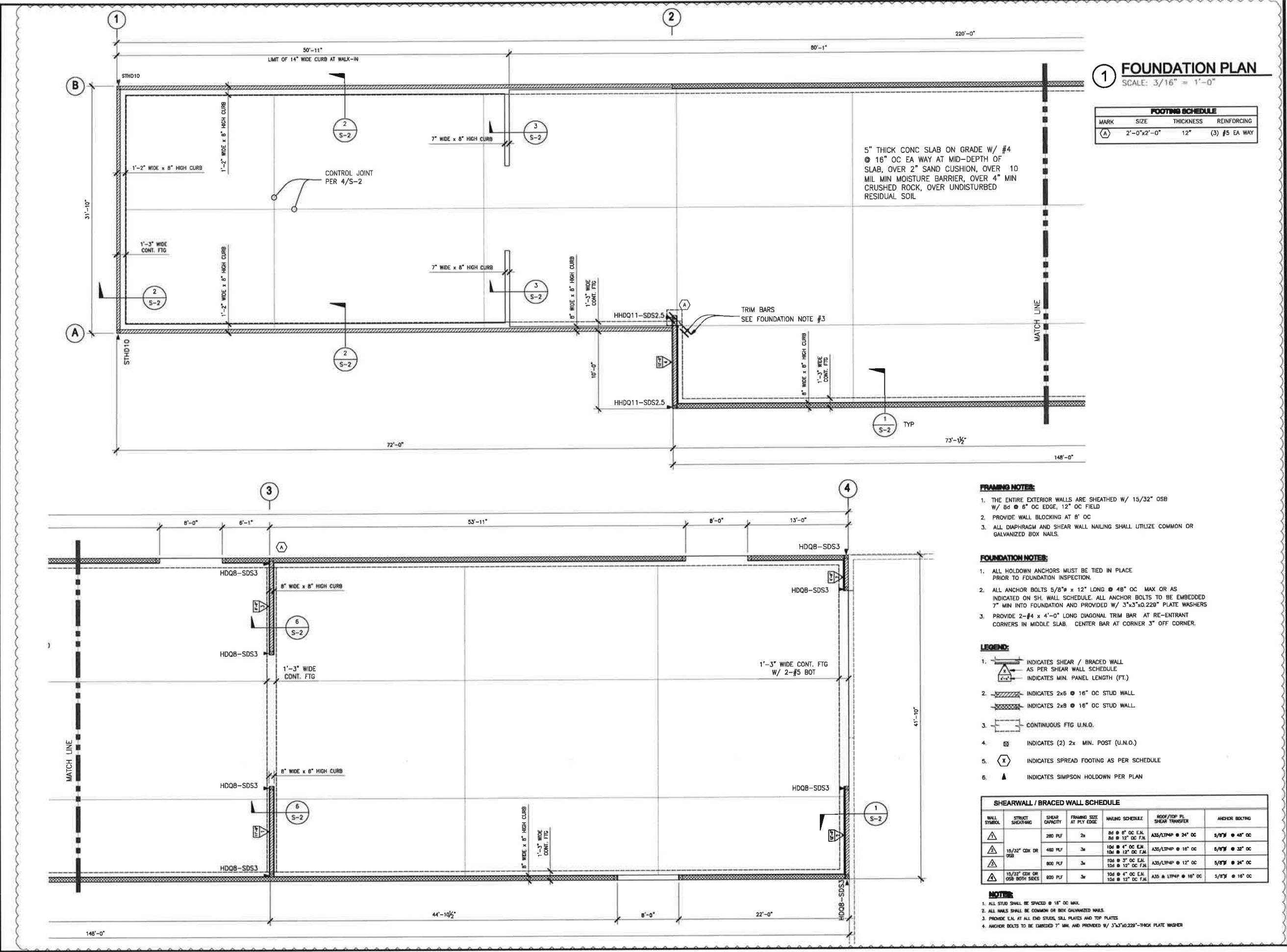
1. ALL CONCRETE SHALL BE MIXED AND PLACED IN ACCORDANCE WITH ACI 318-05. USE MIXES WITH MAXIMUM AGGREGATE SIZE APPROPRIATE FOR FORM AND REBAR CLEARANCES TO BE ENCOUNTERED. (SEE A.C.I.)
2. CONCRETE SHALL HAVE THE FOLLOWING 28-DAY STRENGTHS (MINIMUM F'C): (HARDROCK CONCRETE 145 PCF U.O.N.)
FOUNDATION: 2,500 PSI
SLAB ON GRADE: 2,500 PSI
3. SCHEDULING OF WORK MAY REQUIRE DESIGN STRENGTH IN SHORTER PERIODS OF TIME (LESS THAN 28 DAYS).
4. PORTLAND CEMENT SHALL CONFORM TO A.S.T.M. C-150 TYPE II, LOW ALKALI.
5. AGGREGATE FOR HARDROCK CONCRETE SHALL CONFORM TO ALL REQUIREMENT SAND TESTS OF A.S.T.M. C-33 AND PROJECT SPECIFICATIONS. EXCEPTIONS MAY BE USED ONLY WITH PERMISSION OF THE STRUCTURAL ENGINEER. USE COARSE AGGREGATE FOR STRUCTURAL SLAB AND SLAB ON GRADE CONSTRUCTION.
6. CONSTRUCTION JOINTS SHALL BE THOROUGHLY ROUGHENED BY SAND BLASTING OR MECHANICAL MEANS. CLEAN BEFORE NEW POUR. LOCATION TO BE APPROVED BY THE STRUCTURAL ENGINEER.
7. MAXIMUM SLUMP SHALL BE 4 INCHES, UNLESS NOTED OTHERWISE.
8. CONDUIT OR PIPE SIZE (O.D.) SHALL NOT EXCEED 30% OF SLAB THICKNESS, AND SHALL BE PLACED FOUR DIAMETERS MINIMUM APART, UNLESS SPECIFICALLY DETAILED OTHERWISE.
9. PRIOR TO PLACING CONCRETE, THE CONTRACTOR SHALL ENSURE THAT ALL EMBEDMENTS, INCLUDING COLUMN ANCHOR BOLTS, ARE PROPERLY LOCATED AND SECURELY TIED IN PLACE.
10. DIMENSIONS SHOWN OR NOT SHOWN ON PLANS REGARDING CURBS, SLOPES AND DEPRESSED AREAS AT CONCRETE SLABS SHALL BE VERIFIED WITH ARCHITECTURAL DRAWINGS BEFORE POURING CONCRETE.
11. ALL HORIZONTAL CONSTRUCTION JOINTS IN WALLS SHALL HAVE SURFACE OF CONCRETE THOROUGHLY ROUGHED TO PROVIDE EXPOSURE OF AGGREGATE TO MINIMUM DEPTH OF 1/4" PRIOR TO POURING CONCRETE AGAINST SURFACE.
12. ALL SLABS ON EARTH SHALL HAVE JOINTS INSTALLED TO PROVIDE APPROXIMATELY 10-FTx10-FT SQUARES, UNLESS DETAILED OTHERWISE ON THE PLANS. WHERE CONCRETE POURS ARE STOPPED, THE JOINT SHALL BE FORMED PER TYPICAL CONSTRUCTION JOINT DETAIL.

IV. REINFORCING STEEL

1. ALL REINFORCING STEEL SHALL BE PLACED IN CONFORMANCE WITH "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318 LATEST APPROVED EDITION), AND THE "ACI DETAILING MANUAL" AS MODIFIED BY THE PROJECT DRAWINGS AND SPECIFICATIONS.
2. REINFORCING STEEL TO BE ASTM A615, GRADE 60 DEFORMED BARS, GRADE 40 FOR #3 UNLESS NOTED. WELDED WIRE FABRIC TO BE ASTM A185. ASTM A706 AT SHEAR WALL BOUNDARY ELEMENT (TRIM BARS), LATERAL FRAME ELEMENT AND WHERE WELDING IS REQUIRED.
3. ALL LAP SPICES SHALL BE CLASS B SPICE AND 2'-0" MINIMUM UNLESS OTHERWISE NOTED ON SCHEDULE. MAINTAIN 1-1/2' CLEAR MINIMUM BETWEEN PARALLEL BARS.

REINFORCING BAR SPICE LENGTH									
BAR SIZE (BY NO.)	3	4	5	6	7	8	9	10	
BAR SPICE, d x (D)	0.5D	0.5D	0.5D	0.5D	0.5D	0.5D	0.5D	0.5D	
TOP BAR	2'-4"	2'-4"	2'-4"	2'-4"	2'-4"	2'-4"	2'-4"	2'-4"	
BOTTOM BAR	1'-4"	2'-4"	2'-4"	2'-4"	2'-4"	2'-4"	2'-4"	2'-4"	
TOP BAR	2'-4"	2'-4"	2'-4"	2'-4"	2'-4"	2'-4"	2'-4"	2'-4"	
BOTTOM BAR	1'-4"	2'-4"	2'-4"	2'-4"	2'-4"	2'-4"	2'-4"	2'-4"	
TOP BAR	1'-4"	2'-4"	2'-4"	2'-4"	2'-4"	2'-4"	2'-4"	2'-4"	
BOTTOM BAR	1'-4"	2'-4"	2'-4"	2'-4"	2'-4"	2'-4"	2'-4"	2'-4"	

1. ALL REINFORCING BARS MUST MEET ONE OF THE FOLLOWING CONDITIONS:
A. CASE 1: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
B. CASE 2: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
C. CASE 3: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
D. CASE 4: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
E. CASE 5: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
F. CASE 6: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
G. CASE 7: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
H. CASE 8: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
I. CASE 9: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
J. CASE 10: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
K. CASE 11: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
L. CASE 12: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
M. CASE 13: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
N. CASE 14: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
O. CASE 15: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
P. CASE 16: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
Q. CASE 17: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
R. CASE 18: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
S. CASE 19: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
T. CASE 20: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
U. CASE 21: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
V. CASE 22: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
W. CASE 23: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
X. CASE 24: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
Y. CASE 25: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
Z. CASE 26: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
AA. CASE 27: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
AB. CASE 28: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
AC. CASE 29: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
AD. CASE 30: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
AE. CASE 31: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
AF. CASE 32: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
AG. CASE 33: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
AH. CASE 34: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
AI. CASE 35: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
AJ. CASE 36: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
AK. CASE 37: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
AL. CASE 38: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
AM. CASE 39: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
AN. CASE 40: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
AO. CASE 41: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
AP. CASE 42: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
AQ. CASE 43: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
AR. CASE 44: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
AS. CASE 45: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
AT. CASE 46: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
AU. CASE 47: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
AV. CASE 48: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
AW. CASE 49: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
AX. CASE 50: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
AY. CASE 51: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
AZ. CASE 52: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
BA. CASE 53: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
BB. CASE 54: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
BC. CASE 55: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
BD. CASE 56: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
BE. CASE 57: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
BF. CASE 58: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
BG. CASE 59: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
BH. CASE 60: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
BI. CASE 61: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
BJ. CASE 62: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
BK. CASE 63: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
BL. CASE 64: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
BM. CASE 65: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
BN. CASE 66: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
BO. CASE 67: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
BP. CASE 68: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
BQ. CASE 69: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
BR. CASE 70: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
BS. CASE 71: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
BT. CASE 72: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
BU. CASE 73: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
BV. CASE 74: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
BW. CASE 75: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
BX. CASE 76: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
BY. CASE 77: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
BZ. CASE 78: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
CA. CASE 79: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
CB. CASE 80: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
CC. CASE 81: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
CD. CASE 82: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
CE. CASE 83: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
CF. CASE 84: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
CG. CASE 85: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
CH. CASE 86: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
CI. CASE 87: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
CJ. CASE 88: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
CK. CASE 89: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
CL. CASE 90: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
CM. CASE 91: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
CN. CASE 92: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
CO. CASE 93: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
CP. CASE 94: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
CQ. CASE 95: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
CR. CASE 96: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
CS. CASE 97: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
CT. CASE 98: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
CU. CASE 99: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
CV. CASE 100: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
CW. CASE 101: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
CX. CASE 102: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
CY. CASE 103: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
CZ. CASE 104: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
DA. CASE 105: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
DB. CASE 106: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
DC. CASE 107: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
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DF. CASE 110: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
DG. CASE 111: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
DH. CASE 112: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
DI. CASE 113: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
DJ. CASE 114: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
DK. CASE 115: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
DL. CASE 116: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
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DO. CASE 119: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
DP. CASE 120: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
DQ. CASE 121: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
DR. CASE 122: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
DS. CASE 123: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
DT. CASE 124: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
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DV. CASE 126: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
DW. CASE 127: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
DX. CASE 128: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
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DZ. CASE 130: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
EA. CASE 131: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
EB. CASE 132: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
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EH. CASE 138: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
EI. CASE 139: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
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EK. CASE 141: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
EL. CASE 142: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
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EU. CASE 151: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
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EX. CASE 154: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
EY. CASE 155: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
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HW. CASE 231: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
HX. CASE 232: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
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IU. CASE 255: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
IV. CASE 256: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
IW. CASE 257: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
IX. CASE 258: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
IY. CASE 259: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
IZ. CASE 260: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
JA. CASE 261: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
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JD. CASE 264: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
JE. CASE 265: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
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JG. CASE 267: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
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JL. CASE 272: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
JM. CASE 273: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
JN. CASE 274: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
JO. CASE 275: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
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KE. CASE 291: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
KF. CASE 292: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
KG. CASE 293: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
KH. CASE 294: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
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KL. CASE 298: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
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KN. CASE 300: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
KO. CASE 301: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).
KP. CASE 302: THE CLEAR SPACING OF THE BARS SHALL BE NOTED ON THE PLAN OR SECTION (A).



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Woo Cheong, AIA

Consultant

Consultant

**Storage Addition
at
KP International**

10971 Olson Drive
Rancho Cordova, CA

SHEET TITLE

**FOUNDATION
PLAN**

REVISIONS

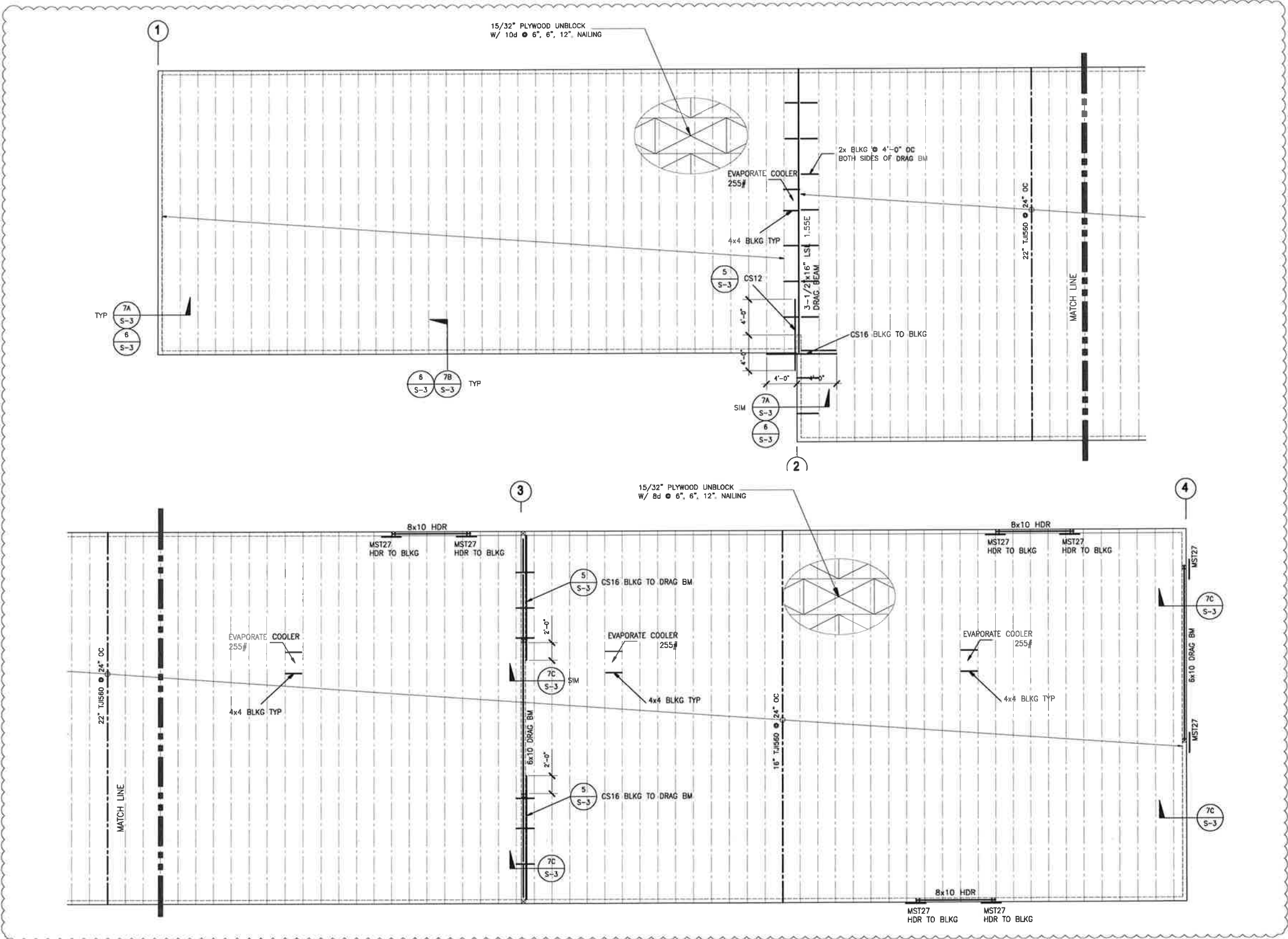
NO.	DESCRIPTION	DATE
1	PC #1	2/26/16
2	CCO	4/20/16
3		
4		
5		
6		

Drawn	Cl'd	Sheet No.
		S-1.1

Scale

Date

Project No.



1 ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"

- FRAMING NOTES:**
1. THE ENTIRE EXTERIOR WALLS ARE SHEATHED W/ 15/32" OSB W/ 8d @ 6" OC EDGE, 12" OC FIELD
 2. PROVIDE WALL BLOCKING AT 8' OC
 3. ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL UTILIZE COMMON OR GALVANIZED BOX NAILS.



These drawings are instruments of service and are the property of Woo Cheong, AIA. All designs and other information on the drawings are for the use on the specified project and shall not be used elsewhere without the expressed written permission of Woo Cheong, AIA.

Written descriptions on these drawings shall have precedence over verbal discussions. Contractors shall verify and be responsible for all dimensions and conditions on the job site, and the owner shall be notified of any variations from the dimensions and conditions as shown on these drawings.



**Storage Addition
at
KP International**

10971 Olson Drive
Rancho Cordova, CA

SHEET TITLE
**ROOF FRAMING
PLAN**

REVISIONS	DATE
1 PC #1	2/26/16
2 CCD	4/20/16
3	
4	
5	
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Drawn	Ch'd	Sheet No.
Scale		
Date		
Project No.		

S-1.2

TRIMMER STUD PER STUD WALL FRAMING SCHED 1/SS.2

KEY NOTES:

- HOLDDOWN PER PLAN
- TYPICAL HEX HEAD BOLT WITH HEAVY PLATE WASHER PER SHEARWALL SCHEDULE
- HEX HEAD BOLT PER SCHEDULE
- BOLT HEAD W/ HEAVY PLATE WASHER RE-TIGHTEN IMMEDIATELY PRIOR TO COVERING
- NUT ONLY, WASHER NOT REQUIRED RE-TIGHTEN IMMEDIATELY PRIOR TO COVERING
- POST PER PLAN
- 16d @ 12" OC STAGGERED
- EMBEDMENT PER HOLDDOWN SCHEDULE

HOLDDOWN TYPE AND SIZE	ANCHOR BOLT TYPE & DIAMETER	SIDE BOLTS	MIN. ANCHOR BOLT EMBED. INTO FTG.
SIMPSON HDQB-SDS3	7/8" # A307 MB	20-SDS1/4"x3	1'-3"
SIMPSON HDQ11-SDS2.5	1" # A307 MB	24-SDS1/4"x2.5"	1'-3"

NOTES:

- SAW-CUT CONTROL JOINT WITHIN 24 HOURS OF POUR.
- CONTROL JOINTS TO BE LOCATED PER PLANS MIN. ADDITIONAL CONTROL JOINTS MAY BE ADDED AS DEEMED APPROPRIATE BY THE CONTRACTOR TO CONTROL CRACKING.

1'-3" MIN

TYPICAL HOLDDOWN SCHEDULE

1"=1'-0"

7

SLAB ON GRADE/CONTROL JOINTS

1"=1'-0"

4

TYP CONT FOOTING

1"=1'-0"

1

NOTE:

WHERE CONTINUOUS FOOTING IS UNDER A WALL, LOCATE CONSTRUCTION JOINT AT 1/4 OF THE CLEAR OPENING WIDTH ABOVE FROM FACE OF OPENING, OR IN MIDDLE 1/3 OF THE DISTANCE BETWEEN COLUMNS.

BAR SIZE	LAP LENGTH
#4	2'-4"
#5	2'-11"
#6	3'-6"
#7	4'-1"
#8	4'-11"
#9	6'-2"
#10	7'-10"
#11	9'-8"

BAR SIZE D'

#3	1/4"
#4	2"
#5	2 1/4"

BAR SIZE D

#3 THRU #8	6d
#9 THRU #11	8d
#14 THRU #18	10d

1'-3" MIN

PERIMETER CONCENTRIC FOOTING

8

REINFORCING BAR BENDING DETAIL

5

FTG & CURB AT WALK-IN

1"=1'-0"

2

ELEVATION

SECTION

1'-3" MIN

1'-3" MIN

PIPE TRENCH/FOOTING DETAIL

8

FTG & CURB

6

CURB AT WALK-IN

1"=1'-0"

3

ARCHITECTURE . ENGINEERING

Woo Cheong, AIA

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Consultant

Consultant

Storage Addition at KP International

10971 Olson Drive
Rancho Cordova, CA

SHEET TITLE

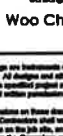
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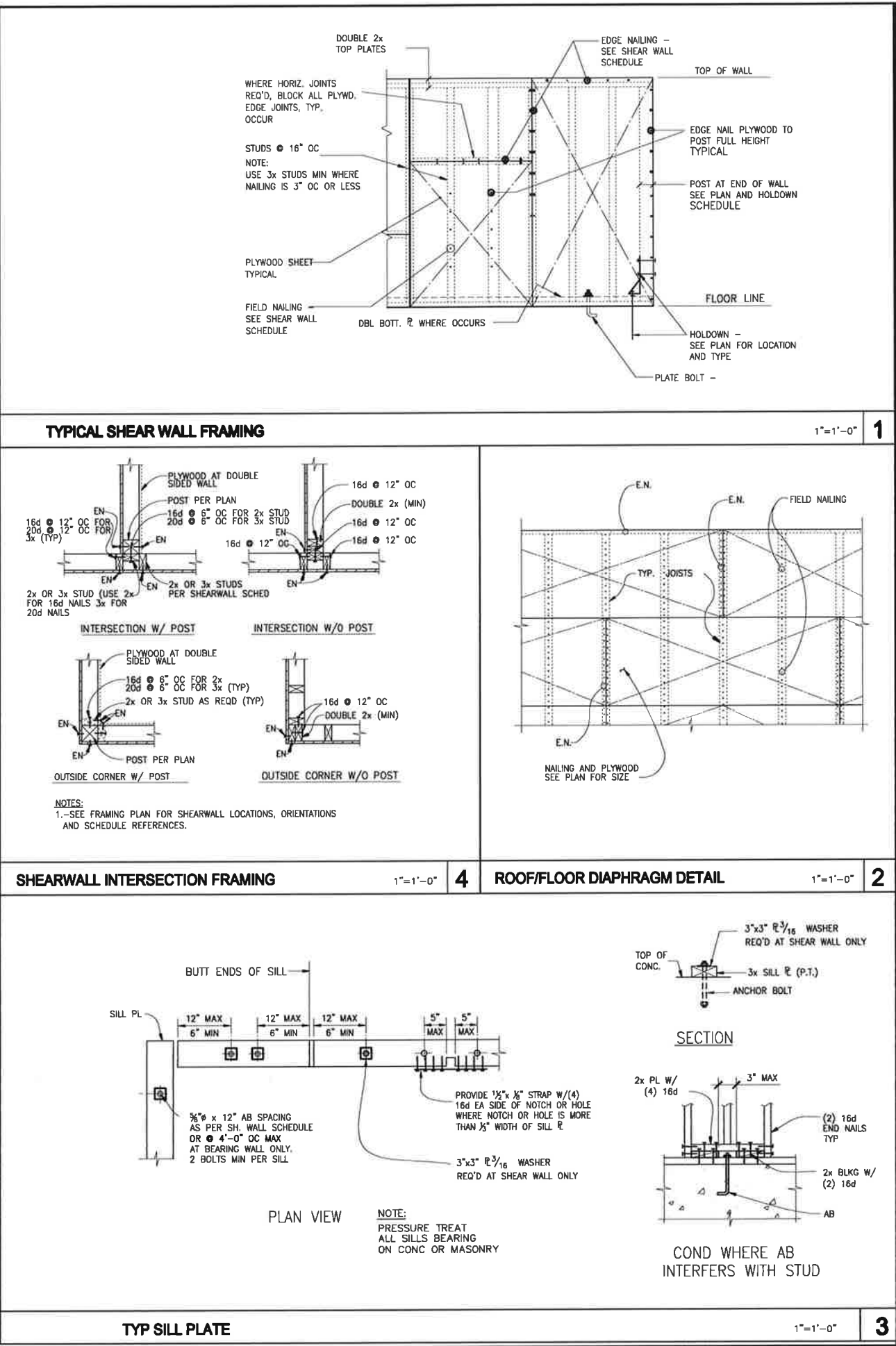
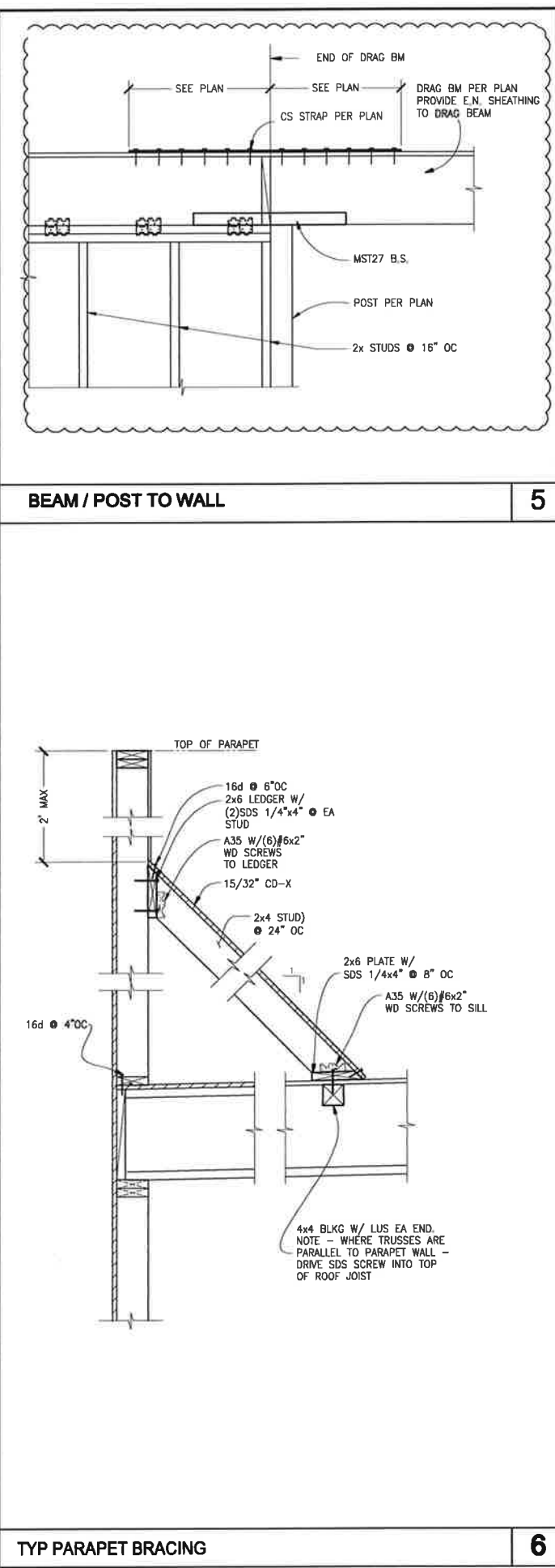
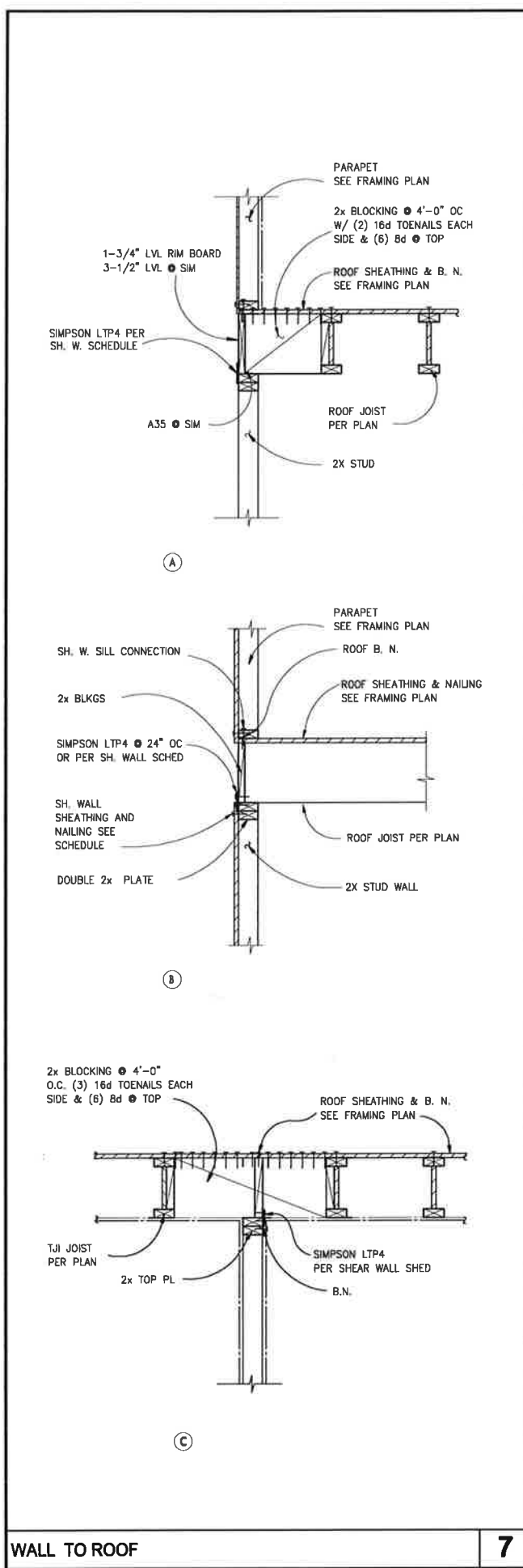
REVISIONS	DATE
1 PC #1	2/26/16
2 CCO	4/20/16
3	
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Drawn	Ok'd	Sheet No.
		S-2

Project No.

117

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		<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 to permit an 8,520 square foot storage addition to the rear of the existing KP International Shopping Center located at 10971 Olson Drive (APN: 072-0280-099-0000). As described in the City Council staff report dated August 1, 2016, the addition will be consistent with the existing building and must follow the conditions herein for Project No. DD9603.	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@cityoffranchocordova.org for the status of your account with the City.	General	On-Going	Finance	

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date & signature)</u>
5.	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	
6.	The project has been reviewed and approved by the Rancho Cordova Police Department. Should any formal complaints be submitted in regards to the impacts of this facility, the operation will be reevaluated by the Police Department. This re-evaluation may involve an amendment to the approved plans or scope, additional studies, or other actions to mitigate the issues.	General	On-Going	Planning	
7.	Applicant shall be responsible for all damage to City streets associated with construction of the project and shall repair any damage as soon as possible.	Construction	On-Going	Planning/ Public Works	
8.	A 20 foot road width must be maintained for required fire access aisle. Aisle must be striped on both sides with "Fire Lane No Parking" on both sides. All other aspects of the project shall meet the requirements for a Tentative Improvement plan review.	Construction	On-Going	Sacramento Metro Fire	
Prior to Issuance of Building Permits					
9.	Vents, gutters, downspouts, flashing, electrical conduits, etc., shall be painted to match the color of the adjacent surface, unless otherwise approved by the Planning Department.	Architectural	Prior to Issuance of Building Permits	Planning	

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date & signature)</u>
10.	City of Rancho Cordova Design Guidelines requires that plain blank walls be broken up into sections to create a more human scale. The applicant/property owner will add a paint wainscot to the existing building as well as to the rear of the new addition at a minimum size of 1/3 of the wall face.	Architectural	Prior to Building Permits	Planning	
11.	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	
12.	Rooftop equipment (HVAC, meters, refrigeration equipment, plumbing lines, ductwork and transformers), shall not extend above the building parapet and shall be screened from view on all sides with materials architecturally compatible with the main structure. Screening details shall be shown on the Building Plans and submitted for review and approval by the Planning Department, prior to the issuance of Building Permits and installed prior to occupancy approval.	Architectural	Prior to Issuance of Building Permits	Planning	
13.	Utility areas, electrical and gas meters shall be architecturally screened from view	Architectural	Prior to Issuance of Building Permits	Planning/ Building/ Public Works	
14.	All trash enclosures and refuse areas shall comply with zoning code regulations and all service provider standards regarding amount, design, and access based upon the project's estimated need and waste pickup schedules. Trash enclosures should try to incorporate the same architectural treatments, materials and colors as the main building in order to properly screen them from view.	Architectural	Prior to Issuance of Building Permit	Planning/ Building	

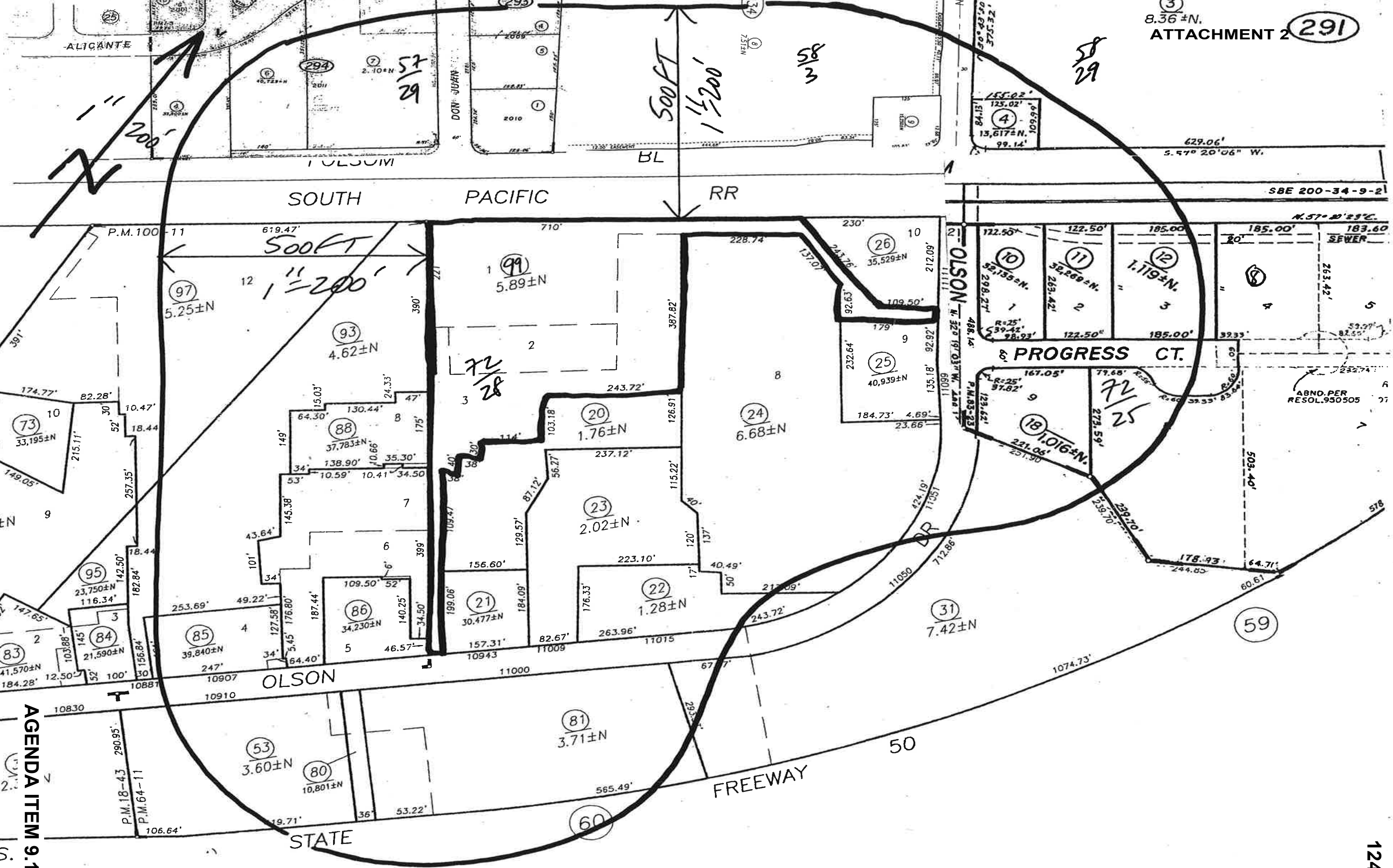
		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date & signature)</u>
15.	Applicant shall apply for an encroachment permit from the Public Works Department for the replacement of the damaged driveway along property frontage adjacent to the Golden One Credit Union to the satisfaction of The Public Works Department. Please contact the Public Works Department at (916) 851- 8719 to arrange for a site meeting and mark out of damaged driveway.	Construction	Prior to issuance of Building Permit	Public Works	
16.	All SMUD transformers must be accessible to a 26,000 pound SMUD service vehicle while on a road surface, within 15' from the SMUD transformer in all-weather to be able to replace when necessary. For transformer pad openings and specifications see SMUD Electric Service Requirements Booklet, Distribution Underground Structure Engineering Specification T007.	Construction	Prior to issuance of Building Permit	SMUD	
17.	No obstructions are permitted and level terrain is required within three (3) feet of sides/back and eight (8) feet in front of all operable SMUD equipment doors (Transformers, Cubicles, T-Taps, etc.) No planting of trees within eight (8) feet of all sides of any operable SMUD equipment.	General	Prior to issuance of Building Permit	SMUD	
18.	SMUD owns underground and overhead easements and will need to maintain all access to those easements facilities. • U-25/333-S-REV1 • U-25/336-S-REV1 • U-25/334-S • U-25/436 • UO-25/328-S • U25-/332-2-REV1 • U-25-331 • U-25/1185-S	General	Prior to issuance of Building Permit	SMUD	

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date & signature)</u>
19.	As required by the Rancho Cordova Police Department, Sacramento Metro Fire, and SMUD, the applicant/property owner shall add a Knox Box to provide access between the buildings in case of an emergency or maintenance.	General	Prior to issuance of Building Permit	Planning/ Police/ Metro Fire/ SMUD	
Prior to Final inspection/Certificate of Occupancy					
20.	Project must meet all building code requirements for an addition (allowable area, exiting, accessibility, etc.) which may include Metro Fire approval, and possible Health Department approval dependent upon what is inside.	Construction	Prior to Final Inspection/ Certificate of Occupancy	Building/ SMFD	

General Information and Compliance Items:

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

1. Permits and/or fees are required for the following reviews: civil plans, architectural plans, fire sprinkler plans and fire alarm plans. Additional permits and fees may apply depending upon the scope of the project. (Fire Department)
2. Gas service may be available to this project if desired. The developer should contact PG & E's Service Planning Department as soon as possible to coordinate construction so as not to delay the project. (PG&E)



ATTACHMENT 2

072-0280-099
KOREANA DEVELOPMENT ASSOCIATES LLC
2370 TELEGRAPH AVE
OAKLAND CA 94612

072-0280-099
OCCUPANT
10995 OLSON DR
RANCHO CORDOVA CA 95670

072-0280-099
OCCUPANT
10971 OLSON DR
RANCHO CORDOVA CA 95670

072-0280-099
OCCUPANT
10981 OLSON DR # 201
RANCHO CORDOVA CA 95670

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10947 OLSON DR # 401
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072-0280-099
OCCUPANT
10947 OLSON DR # 411
RANCHO CORDOVA CA 95670

057-0293-001
ONE SAC
916 SILVER SPUR RD 0
ROLLING HILLS CA 90274

057-0293-001
OCCUPANT
10801 FOLSOM BLVD
RANCHO CORDOVA CA 95670

057-0293-004
2771 DON JUAN DR LLC
PO BOX 880
WEST SACRAMENT CA 95691

057-0293-004
OCCUPANT
2771 DON JUAN DR
RANCHO CORDOVA CA 95670

057-0293-005
MAKHAN SINGH
5 DEFER CIR
SACRAMENTO CA 95823

057-0293-005
OCCUPANT
2781 DON JUAN DR
RANCHO CORDOVA CA 95670

057-0293-005
OCCUPANT
2783 DON JUAN DR
RANCHO CORDOVA CA 95670

057-0293-005
OCCUPANT
2785 DON JUAN DR
RANCHO CORDOVA CA 95670

057-0294-004
ECP & TPB1 LLC
1300 NATIONAL DR 0
SACRAMENTO CA 95834

057-0294-004
OCCUPANT
10751 FOLSOM BLVD
RANCHO CORDOVA CA 95670

057-0294-006
JERNIGAN FAMILY LIVING TRUST
2525 E EL SEGUNDO BLVD 0
EL SEGUNDO CA 90245

ATTACHMENT 2

057-0294-006
OCCUPANT
10755 FOLSOM BLVD
RANCHO CORDOVA CA 95670

057-0294-007
AUTOZONE INC
PO BOX 2198
MEMPHIS TN 38101

057-0294-007
OCCUPANT
10791 FOLSOM BLVD
RANCHO CORDOVA CA 95670

058-0034-008
CRESS WILLIAMSON
425 UNIVERSITY AVE 0
SACRAMENTO CA 95825

058-0034-008
OCCUPANT
10833 FOLSOM BLVD # 101
RANCHO CORDOVA CA 95670

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10833 FOLSOM BLVD # 240
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058-0034-008
OCCUPANT
10833 FOLSOM BLVD # 438
RANCHO CORDOVA CA 95670

058-0034-009
SUNG IN JE & OK HE
7955 CARMENCITA AVE
SACRAMENTO CA 95829

058-0034-009
OCCUPANT
10847 FOLSOM BLVD
RANCHO CORDOVA CA 95670

058-0291-003
RICHARD A & IRENE J QUON TRUST
326 TRALEE LN
ALAMEDA CA 94502

058-0291-003
OCCUPANT
10853 FOLSOM BLVD
RANCHO CORDOVA CA 95670

ATTACHMENT 2

058-0291-003
OCCUPANT
10851 FOLSOM BLVD
RANCHO CORDOVA CA 95670

058-0291-003
OCCUPANT
10855 FOLSOM BLVD
RANCHO CORDOVA CA 95670

058-0291-003
OCCUPANT
10861 FOLSOM BLVD
RANCHO CORDOVA CA 95670

058-0291-003
OCCUPANT
10873 FOLSOM BLVD
RANCHO CORDOVA CA 95670

058-0291-003
OCCUPANT
10853 FOLSOM BLVD # 0
RANCHO CORDOVA CA 95670

058-0291-004
KOGOS FAMILY TRUST
6003 HELVA LN
CARMICHAEL CA 95608

058-0291-004
OCCUPANT
10849 FOLSOM BLVD
RANCHO CORDOVA CA 95670

072-0250-008/0280-006
SAC-PLCRVLE TRANSPORTATION CORR
JOINT POWER AUTH
PO BOX 2110
SACRAMENTO CA 95812

072-0250-010,011,012
UNITED STATES POSTAL SERVICE
850 CHERRY AVE
SAN BRUNO CA 94066

072-0250-018
BETH BURGER SURVIVORS TRUST
5486 CALLE REAL B 0
SANTA BARBARA CA 93111

072-0250-018
OCCUPANT
11088 OLSON DR # 0
RANCHO CORDOVA CA 95670

072-0250-018
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11088 OLSON DR # 0
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072-0250-018
OCCUPANT
11088 OLSON DR # 0
RANCHO CORDOVA CA 95670

072-0250-026
FIRST COVENANT CHURCH OF
SACRAMENTO
10933 PROGRESS CT
RANCHO CORDOVA CA 95670

072-0280-005
SOUTHERN PACIFIC TRANSPORTATION
1400 DOUGLAS ST 0
OMAHA NE 68179

072-0280-021
DAVID HANSON & JILL BEAMS REVOCABLE
TRUST
119 HOPFIELD DR
FOLSOM CA 95630

072-0280-021
OCCUPANT
10943 OLSON DR
RANCHO CORDOVA CA 95670

072-0280-022
Z SQUARE ASSOCIATES LLC
5056 SUNRISE BLVD
FAIR OAKS CA 95628

072-0280-022
OCCUPANT
11015 OLSON DR # 1
RANCHO CORDOVA CA 95670

072-0280-022
OCCUPANT
11015 OLSON DR # 2
RANCHO CORDOVA CA 95670

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11015 OLSON DR # 10
RANCHO CORDOVA CA 95670

ATTACHMENT 2

072-0280-023
KOREANA DEVELOPMENT ASSOCIATES LLC
2370 TELEGRAPH AVE
OAKLAND CA 94612

072-0280-023
OCCUPANT
11009 OLSON DR # 701
RANCHO CORDOVA CA 95670

072-0280-023
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11009 OLSON DR # 712
RANCHO CORDOVA CA 95670

072-0280-023
OCCUPANT
11009 OLSON DR #
RANCHO CORDOVA CA 95670

072-0280-024
COLE KO RANCHO CORDOVA CA LIMITED
PARTNERSHIP
PO BOX 2148
MILWAUKEE WI 53201

072-0280-024
OCCUPANT
11051 OLSON DR
RANCHO CORDOVA CA 95670

072-0280-025
KENLEY LINDA LLC
11099 OLSON DR
RANCHO CORDOVA CA 95670

072-0280-025
OCCUPANT
11099 OLSON DR # 1
RANCHO CORDOVA CA 95670

072-0280-025
OCCUPANT
11099 OLSON DR # 2
RANCHO CORDOVA CA 95670

072-0280-025
OCCUPANT
11099 OLSON DR # 3
RANCHO CORDOVA CA 95670

072-0280-026
FIRSTAR BANK
2800 E LAKE ST
MINNEAPOLIS MN 55406

072-0280-026
OCCUPANT
11111 OLSON DR
RANCHO CORDOVA CA 95670

072-0280-031,080,081
ZINFANDEL PLAZA
PO BOX 255588
SACRAMENTO CA 95865

072-0280-031
OCCUPANT
11050 OLSON DR
RANCHO CORDOVA CA 95670

072-0280-031
OCCUPANT
11050 OLSON DR # 100
RANCHO CORDOVA CA 95670

072-0280-031
OCCUPANT
11050 OLSON DR # 110
RANCHO CORDOVA CA 95670

072-0280-081
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11000 OLSON DR # 100
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11000 OLSON DR # 0
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11000 OLSON DR # 101
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072-0280-081
OCCUPANT
11000 OLSON DR # 105
RANCHO CORDOVA CA 95670

072-0280-053
GARDENVIEW ESTATES VENTURE L P
9500 SW BARBUR BLVD 0
PORTLAND OR 97219

ATTACHMENT 2

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OCCUPANT
10910 OLSON DR # 100
RANCHO CORDOVA CA 95670

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10910 OLSON DR # 120
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072-0280-053
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10910 OLSON DR # 140
RANCHO CORDOVA CA 95670

072-0280-085,086,087,088
RANCHO CORDOVA PROPERTY HOLDCO
10801 OLSON DR
RANCHO CORDOVA CA 95670

072-0280-085
OCCUPANT
10907 OLSON DR
RANCHO CORDOVA CA 95670

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10903 OLSON DR
RANCHO CORDOVA CA 95670

072-0280-088
OCCUPANT
10905 OLSON DR
RANCHO CORDOVA CA 95670

072-0280-093
TARGET CORP
1000 NICOLLET MALL
MINNEAPOLIS MN 55403

072-0280-093
OCCUPANT
10881 OLSON DR
RANCHO CORDOVA CA 95670

072-0280-097
TARGET CORPORATION
PO BOX 9456
MINNEAPOLIS MN 55440

ATTACHMENT 2

072-0280-097
OCCUPANT
10881 OLSON DR
RANCHO CORDOVA CA 95670



PLANNING DEPARTMENT
2729 Prospect Park Drive | Rancho Cordova, CA 95670
Phone: (916) 851-8750 | Fax: (916) 851-8762

January 13, 2016

KP International Storage
Woo Cheong/ AE Modo Inc.
10971 Olson Drive
Rancho Cordova, CA 95670

Subject: Project No. DD9603 – KP International Storage Addition – Major Design Review – Completeness Review

Dear Mr. Cheong,

The City of Rancho Cordova Planning Department has received your application for a Major Design Review for a 6,312 square-foot storage addition to the existing Koreana Plaza Market building located at 10971 Olson. After review of the application materials, it has been determined that your application is incomplete.

Before your project can be considered for final review by the Planning Department all of the comments must be addressed. Please revise and resubmit the plans with a corresponding response for each of the comments below.

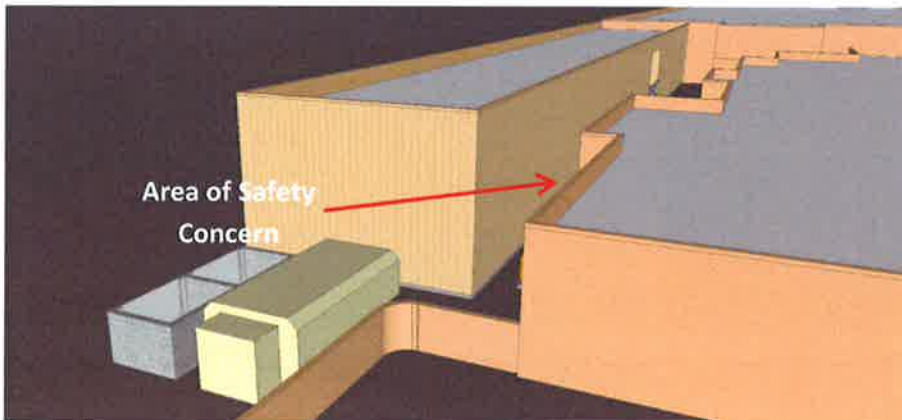
General Items:

1. Concerns for Safety: Staff has a number of concerns regarding safety which must be addressed before a recommendation can be made. Should you proceed with the current design, the following items must be submitted.
 - a. Building Improvements:
 - i. The addition will need to meet the building code requirements for an addition (allowable area, exiting, accessibility, etc.) The Building and Safety Division will also need Metro Fire approval and if a freezer is to be stored in the addition, approval will also be needed from EMD-Health Department.
 - b. Loading Access: The plans propose to close the existing loading docks to the rear of the building. Will there be an additional truck loading location for the center? If so, where will it be located and how will it function as to not impede safety access for the rear loading area. Fire and zoning code requirements do not allow these loading areas to be obstructed in a manner that would block fire access. If you are proposing an alternative loading area, the site plan must be amended to show truck movement for a typical truck delivery. This would

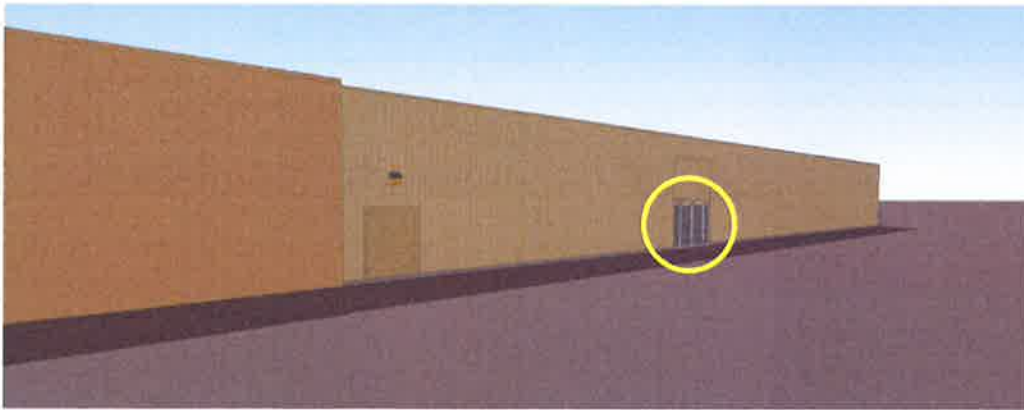
include size of truck (axle and/or length) including turning radius for deliveries.

- c. Police Coordination: Due to the spacing between the warehouse and primary building there are some safety concerns in regards to lighting and surveillance. The Police Department recommends fencing off the opening with some type of access gate between the addition and the existing building near the garbage enclosures to ensure that unauthorized individuals do not enter this area.
- d. Planning Dept Architectural Compatibility: Please revise the proposed material for the proposed addition. Chapter 3 of the City of Rancho Cordova Design Standards requires that the new addition be similar if not the same materials and architectural styling of the original building. This is to maintain an overall theme and clear design concept throughout the site. Although the addition will be in the rear of the building, the design standards are still applicable on all elevations of the building.
Although the above items are needed to proceed with the current design, staff would prefer to see an expansion of the existing building rather than a separate addition from the primary structure. This expansion would alleviate many of the safety, circulation, and design concerns presented in the current proposal. If this is not feasible, please provide a brief explanation as to why.

2. Photometric Plan: Please provide a photometric plan to show where additional lighting will be located on the rear of the building in order to remove dimly lit areas.



3. Fencing Materials: Please revise the access gate material. The proposed chain link fence with barbed wire material for the SMUD entryway is not a permitted material as stated in the Rancho Cordova Zoning Code Chapter 23. 731.070. A solid material will need to be utilized; such as steel gates or other hard panel material that will screen storage activity on both sides of the building.



4. Project Description: Please provide a detailed project description that describes how and when the building will be used. Information about what will be stored within the building and how deliveries will be made regarding access as well as other traffic in the area such as forklifts and other mobile machinery is also needed. In addition please provide the days and hours that the warehouse will be in use (i.e. Mon-Fri, 8AM to 5PM, etc.)

Other Items/Conditions

- A. Other Agency Comments: While staff is waiting for comments from other agencies please see the attached responses from the following agencies that have submitted comments and conditions.
 - i. Public Works Department Dated 9/17/15
 - o Trash Enclosure: Public Works has stated that given that the existing trash enclosure will be relocated as part of this project, storm water quality regulations require the trash enclosure to be covered.
 - ii. Sacramento Metro Fire Dated 10/14/15

- Requires a 20 foot road width for our fire access that will have to be striped on both sides with fire lane no parking on both sides. The rest of the project shall meet the requirements for TI plan review.
- iii. Sacramento Municipal Utilities Department (SMUD) Dated 11/25/2015
 - SMUD has requested that the following conditions be applied to the project.
 - 1. SMUD owns underground and overhead easements and will need to maintain all access to those easements facilities as shown on the enclosed documents:
 - a. U-25/333-S-REV1
 - b. U-25/336-S-REV1
 - c. U-25/334-S
 - d. U-25/436
 - e. UO-25/328-S
 - f. U25-/332-S-REV1
 - g. U-25-331
 - h. U-25/1185-S
- iv. City of Rancho Cordova Public Works Department Dated 9/7/2015
 - 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. (Timing-Prior to issuance of building permit)

B. Draft Conditions of Approval: The Public Works Department has submitted draft conditions of approval for the project which are attached. These conditions are not finalized and do not include conditions from the Planning Department or any other agencies.

If you have any questions I can be contacted at nsosa@cityofranchocordova.org or at my direct phone line 916-851-8753.

Regards,



Nicholas Sosa
Assistant Planner



ARCHITECTURE . ENGINEERING
916.501.1964 INFO@AEMODO.COM

April 30, 2016

Nicholas Sosa
Assistant Planner
Planning Department
City of Rancho Cordova

Reference: Plan Review Response for KP International Storage at 10971 Olson Dr.

Dear Mr. Sosa,

I'm sending this letter to respond to your comments as follows:

General Items:

- 1.a. The plans have been submitted to the building department, Metro Fire, and EMD-Health Department for their review.
- 1.b. There is existing loading dock at northwest corner of the building. Please refer to the overall site plan on sheet A11.
- 1.c. New wall and gate have been added per the comment. Please see Drawing 3/A11-Site Plan and Drawing 1/A12-Enlarged Site Plan.
- 1.d. The exterior finish of the new addition has been changed to stucco system to match the adjacent existing building.
2. Please see Photometric Plan on Sheet E2.1. Additional light has been added.
3. Please note that the patio has been removed, so the fence at the patio has been removed accordingly. No fence any more.
4. As responded above, unloading work shall be performed at the existing dock at the northwest corner of the building. The overhead doors at the new storage are being installed just to get access to the trash enclosure during business hours 8 am ~5 pm.

681 Knight Ln
El Dorado Hills, CA 95762
(916) 501-1964 ofc
wcheong@aemodo.com

Other Items:

- A-i. Please see revised Dwg 2/A12 and 3/A12. Roof has been added to the relocated trash enclosure.
- A-ii. Concurred. Please see sheet note #1 on sheet A11. The plans have been reviewed by Sacramento Metro Fire.
- A-iii. We have coordinated with SMUD to relocate the existing transformers. Please see revised site plan on sheet A11. Please contact Jack Graham, Engineering Designer at SMUD to verify this commitment. Jack.Graham@smud.org, (916) 732-6643.
- A-iv. Concurred.
- B. Concurred.

I believe that we have revised the plans per your comments thoroughly - we have reviewed the plans carefully per the comments. However, if you still see something to be revised, please let me know. I believe that the remaining issues should be minor ones, so we can revise the plans promptly without going thru another round of plan review.

I would greatly appreciate your help for this project to proceed.

Sincerely,



Woo Cheong
Principal Architect

MEMORANDUM

DATE: August 1, 2016

TO: Honorable Mayor and Council Members

FROM: Matthew Diaz, Associate Planner



**SUBJECT: MONIER CIRCLE WAREHOUSES- MAJOR DESIGN REVIEW PERMIT;
PROJECT NO. DD9655- LOCATED AT 3287 MONIER CIRCLE**

PROPERTY OWNERS: Mr. Charlie Karta/Ms. Brandy Ortiz 3287 Monier Circle Rancho Cordova 95742	APPLICANT/DEVELOPER: SB Martin Mr. Sam Martin 3081 Latham Lane, El Dorado Hills, CA 95762
---	--

PROJECT: FILE: LOCATION: APN: PLANNER:	The applicant is proposing to construct two new 9,400 square foot warehouses (18,800 square feet total) with new lighting, landscaping, security fencing, and parking area on an existing outdoor storage yard within a heavy industrial zone located at 3287 Monier Circle. DD9655 3287 Monier Circle 072-0410-007-0000 Matthew Diaz, Associate Planner
---	--

RECOMMENDATION

Adopt Resolution No. 101-2016.

RESULT OF RECOMMENDED ACTION

Approval of Resolution 101-2016 would allow construction of two new 9,400 square foot warehouses (18,800 square feet total) with new lighting, landscaping, security fencing, and parking area on an existing outdoor storage yard within a heavy industrial zone located at 3287 Monier Circle. Future tenants would require Planning and Building review prior to occupancy as well as a business license to conduct operations within the City limits.

BACKGROUND

On May 26, 2016 an application was submitted to construct two new 9,400 square foot warehouses with new lighting, landscaping, security fencing, and parking area on an existing outdoor storage yard within a heavy industrial zone located at 3287 Monier Circle. The proposed project was discussed at the City's Development Service Team (DST) meeting on June 10th and has been reviewed by all applicable departments and outside agencies.

Figure 1: Context map

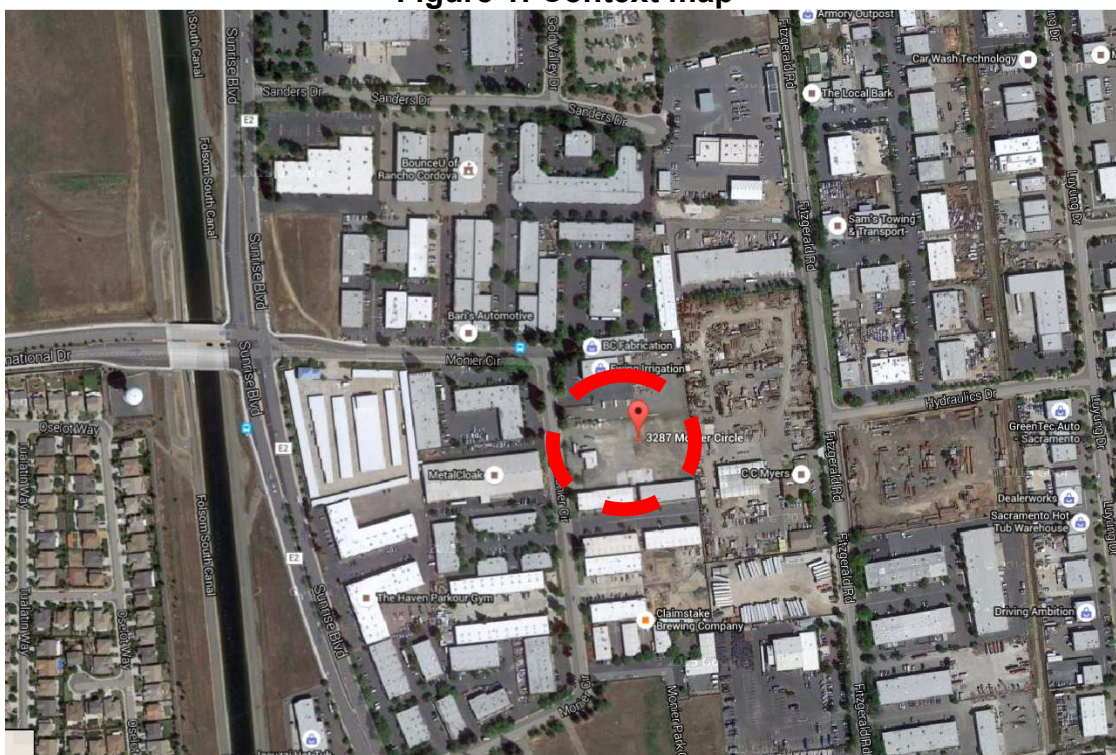
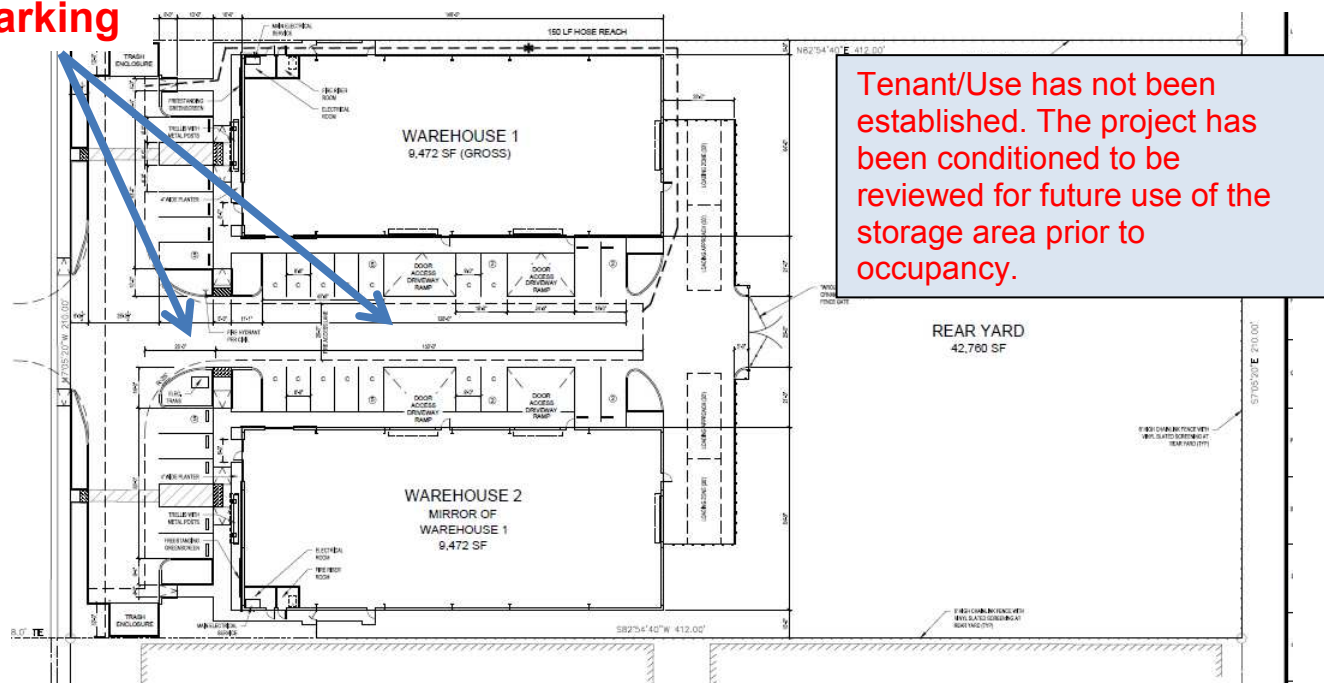


Figure 2: Existing Conditions



Figure 3: Proposed Site Plan

Parking

REQUIRED PERMITS AND REGULATORY BASIS

A Major Design Review Permit (Section 23.141) is required to ensure compatibility and implementation of the City's development standards for warehouse space greater than 10,000 square feet. As part of the design review process, the site design, landscape and parking were reviewed for design and zoning ordinance consistency. The proposed building architecture was reviewed for quality of design, use of variety of materials and colors, and for compatibility with the existing buildings on the project site.

Permits Required after Approval:

- Improvement Plans
- Building Permit and Occupancy Review
- Business License for future tenant

ANALYSIS

General Plan:

The General Plan land use designation for the project site is SBSPA (Sunrise Boulevard South Planning Area Light Industrial) which includes several commercial and industrial uses south of Highway 50 along the Sunrise corridor, stretching as far south as Douglas Road. This planning area encourages the mix of industrial and office uses which has been incorporated into the current design with visible office space facing Monier Circle. While a tenant has not been selected, the space has been designed to accommodate a variety of industrial or office uses.

Zoning Code:

The project site is zoned M-2 (Heavy Industrial) that allows a wide range of 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. Where feasible, development in the M-2 district may require additional measures to reduce impacts to neighboring properties, such as increased setbacks, landscaping, and screening. The project is consistent with the zoning as the supporting evidence is provided in the resolution for approving the Design Review permit.

Table 1: Surrounding Designations and Existing Uses

Location	Existing Use	General Plan Designation	Zoning Designation
3287 Monier Circle	Small office used in conjunction with outdoor storage	SBSPA (Sunrise Boulevard South Planning Area)	M-2 (Heavy Industrial)
North	Outdoor storage and warehouse	SBSPA	M-2 (Heavy Industrial)
East	Outdoor Storage Yard	SBSPA	M-2 (Heavy Industrial)
South	Warehouses	SBSPA	M-2 (Heavy Industrial)
West	Warehouse	SBSPA	M-1 (Light Industrial)

Table 2: Development Standards

Subject	Permitted/Required	Proposed
Uses	Various industrial uses and office space.	Warehousing for now as a tenant has not been established.
Setbacks	• Front - 25 ft. minimum • Rear/Interior side -0ft.	• Front - 25 ft. minimum • Interior side -0ft. • Rear- 266ft
Height	40 ft. Max with exception up to 150 ft.	26 ft. (roofline) and 20ft. eave.
Parking	10 additional spaces (per warehouse use)	32 spaces are provided.

Design:

All new construction must adhere to the Sunrise Boulevard South Planning Area (SBSPA), zoning code, and the City's Design Guidelines to ensure all improvements and additions will be attractive while integrating into the surrounding environment. When the SBSPA is silent on a particular design requirement, the City's zoning and Design Guidelines are used as a reference to ensure maximum compatibility with all applicable standards. The building design is consistent with recent requests for new warehouses and the front elevations include architectural elements and landscaping to improve the building's aesthetic appeal from the public right-of-way.

Site Plan and Landscaping:

The new warehouse buildings will be parallel to each other while the office spaces will front Monier Circle to the west. The parking spaces will be located along the front and along both interior building sides as the project includes ample parking for a variety of different industrial and office uses. The buildings have been designed with sidewalks and landscaping that connect the building entrances to the parking and public right-of-way. Since the applicant has yet to establish a tenant use for the site, condition #11 is included to ensure the proper development of the rear storage area upon occupancy of a new tenant (**Exhibit B**). The development may include additional pavement for outdoor storage that will include drainage studies, and/or screening. A wrought iron gate will be added to screen and secure the rear portion of the site.

Landscaping:

The landscaping includes a mix of 15-gallon Holy Oak, 24-inch box Chinese Pistache, along with groundcover and shrubs. The Holy Oaks will be located within the parking area adjacent to the right-of-way. A combination of Chinese Pistache and shrubs will be located along the building facades and pedestrian areas to help break up the wall's massing. A final landscaping plan will be required and is included in the attached conditions of approval.

Architecture:

The design of the project is intended to bridge the gap between being an industrial and office building by adding more articulation and design elements to the west elevation that fronts on Monier Circle. The front elevation will include a stone veneer wainscot with metal above. The building or front facade includes a pronounced eave and roofline to help break up the vertical metal siding by defining the base and "cap" or upper portion of the building consistent with the City's Design Guidelines.

Figure 4: Warehouse 1-West Elevation facing Monier Circle

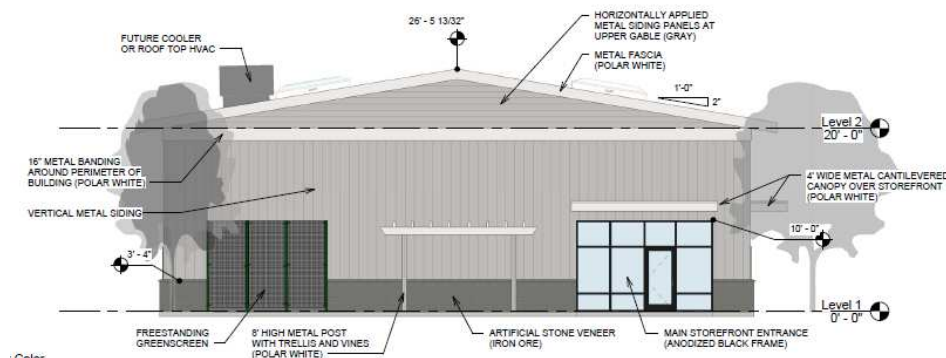


Figure 5: Warehouse 1-South Elevation facing Warehouse 2

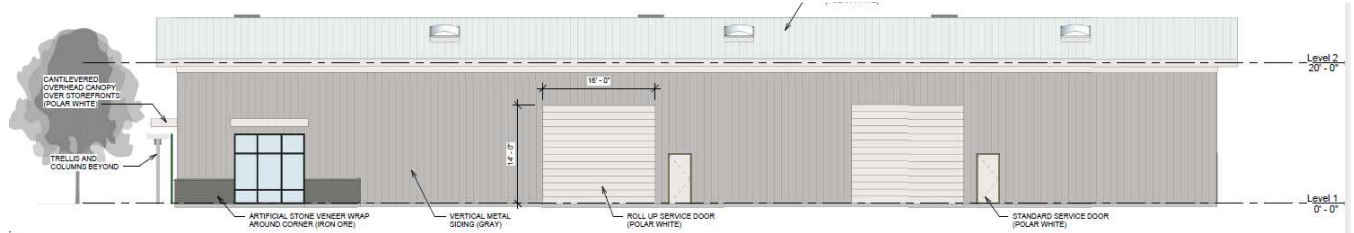


Figure 6: Warehouse 1-East Elevation facing possible Storage Area

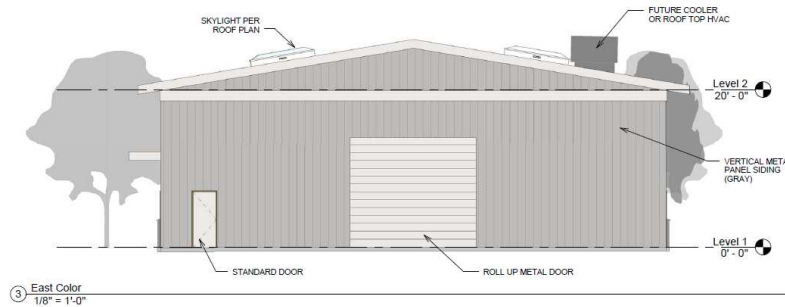


Figure 7: Warehouse 1 Rendering-West Elevation facing Monier Circle



The proposed project is consistent with the City's Design Guidelines to create a more unique and diverse building elevation within the industrial areas. The building colors include a brown, light grey, and white color scheme. The front building elevation includes an entrance with a metal cantilevered canopy, a free standing green screen and landscaping to enhance curb appeal.

FISCAL ANALYSIS OF PROJECT

The City anticipates this project to have a positive fiscal impact due to jobs created during construction and the future tenants.

ENVIRONMENTAL

There are no foreseeable impacts and 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 15332 (Infill). 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 15332 and adopt Resolution No.101-2016 for the Major Design Review Permit for the Monier Circle Warehouses DD9655, subject to the findings, Project Plans (**Exhibit A**) and Conditions of Approval (**Exhibit B**).

ATTACHMENTS

1. Resolution No. 101-2016, including Project Plans (**Exhibit A**) and subject to the Conditions of Approval (**Exhibit B**).
2. 500' Radius Map with Mailing Labels.

ATTACHMENT 1

CITY OF RANCHO CORDOVA

RESOLUTION NO. 101-2016

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
APPROVING THE MONIER CIRCLE WAREHOUSES MAJOR DESIGN REVIEW -
PROJECT NO. DD9655**

WHEREAS, on May 26, 2016 an application was submitted to construct two new 9,400 square foot warehouses with new lighting, landscaping, security fencing, and parking area on an existing outdoor storage yard within a heavy industrial zone located at 3287 Monier Circle (Assessor's Parcel Number: 072-0410-007-0000); and

WHEREAS, the proposed project was discussed at the City's Development Service Team (DST) meeting on June 10th 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 Monier Circle Warehouses Design Review Permit (**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 Class 32 Categorical Exemption (15332) for infill projects, 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 warehouses are consistent with the General Plan designation and M-2 (heavy industrial) designation for this property. While a use/tenant has not been selected, the buildings and function of the center has been design to accommodate a variety of industrial and office uses. The proposed project has been designed to meet the applicable regulations of the zoning and design guidelines, including setbacks, height regulations, parking, and landscaping for this site.

2. ***Finding: The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.***

Evidence: The proposed project will be constructed on an existing outdoor storage yard which is well within Rancho Cordova city limits. At 1.98 acres the project site does not exceed the maximum 5 acres and is surrounded by other

ATTACHMENT 1

“urban” uses such as heavy industrial uses. The application includes minor improvements along the boundaries to accommodate the improved pedestrian pathways, but does not include improvements to the sites themselves.

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

Evidence: The proposed project will not displace any endangered or threatened species as the site has no value as a habitat or community for this class. The site currently contains a small construction office building with outdoor storage yard. Any changes in environment will be minor to none.

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

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 already reviewed as per the General Plan Environmental Impact Report that assumed build out consistent with the proposed plan.

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

Evidence: The proposed location does have adequate access to all required utilities including water, sewer, refuse, electricity, and telephone services. Conditions of approval have been added to ensure all improvements to these services are met prior to use of the site.

- 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 warehouses are consistent with the General Plan designation and M-2 (heavy industrial) designation for this property. While a use/tenant has not been selected, the buildings and function of the center has been design to accommodate a variety of industrial and office uses. The proposed project has been designed to meet the applicable regulations of the zoning and design guidelines, including setbacks, height regulations, parking, and landscaping for this site.

- 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.**

ATTACHMENT 1

Evidence: The Developer has provided a design package that clearly illustrates the composition and form to bridge the design gap between office and industrial. The Applicant has submitted preliminary landscape plans with the Design Review package and a condition has been placed on the project that will require approval from the Community Development Director, in order to accommodate refinements to the site improvement plans, prior to building permits being issued.

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 color and material palettes are complementary to each other and include stone veneer, horizontal siding, and canopy and landscaping structures. The building wall mass of the new construction is offset to provide greater articulation to the vertical mass, along with elevation facing the right-of-way to break the monotony of the visible warehouse wall.

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

Evidence: The buildings and site configuration have been designed to provide safe pedestrian walkways from the units to the public sidewalk with direct access to Monier Circle. The on-site parking lot is appropriately configured to serve the facility while being visually appealing to the public right-of-way.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the ____ day of _____ 2016 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David M. Sander, Mayor

ATTEST:

Mindy Cuppy, MMC, City Clerk

CURRENT CODE INFORMATION

AUTHORITY HAVING JURISDICTION: CITY OF RANCHO CORDOVA
ALL WORK SHALL CONFORM TO THE FOLLOWING CODES:
2013 CALIFORNIA BUILDING CODE (CBC),
2013 CALIFORNIA MECHANICAL CODE (CMC),
2013 CALIFORNIA PLUMBING CODE (CPC),
2013 CALIFORNIA ELECTRICAL CODE (CEC),
2013 CALIFORNIA ENERGY CODE (CEC T-24),
2013 CALIFORNIA FIRE CODE (CFC),
2013 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC).

DESCRIPTION OF WORK

1. CONSTRUCT TWO NEW WAREHOUSE BUILDING COLD SHELLS IN PREPARATION FOR TENANT IMPROVEMENTS.

BUILDING/SUITE INFORMATION

OCCUPANCY GROUP..... NONE SPECIFIED YET
CONSTRUCTION TYPE..... II - B
FIRE SPRINKLER..... YES
FLOOR LEVELS.....1
FLOOR LEVELS ALLOWED1-11
AREA PER BUILDING.....9,472 SQ FT
NUMBER OF BUILDINGS2
TOTAL CONSTRUCTION AREA.....18,944 SQ FT
OCCUPANT LOAD PER BUILDINGN/A
NUMBER OF SUITE OCCUPANTS (EGRESS)....N/A
NUMBER OF EXITS REQUIRED1
NUMBER OF EXITS PROVIDED..... 3

WALL CONSTRUCTION

EXTERIOR WALLS PRE-MANUFACTURED ENGINEERED METAL BUILDING WITH MANUFACTURED STONE FIBER CEMENT WAIRSCOT
INTERIOR WALLS STEEL PARTITIONS FACED WITH 5/8" GWB
ROOF METAL PANEL ROOF WITH SKYLIGHTS

FIRE SPRINKLERS

A COMPLETE LIGHT HAZARD FIRE SPRINKLER SYSTEM IS TO BE INSTALLED IN THIS BUILDING. IT SHALL BE IN ACCORDANCE WITH NFPA 13 AND BUILDING/FIRE DEPARTMENT STANDARDS TO ACCOMMODATE THE CURRENT LAYOUT. THE INSTALLING CONTRACTOR SHALL SUBMIT PLANS AND CALCULATIONS TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL.

ZONING AND PARKING SUMMARY

ZONING: M-2 HEAVY INDUSTRIAL
PARKING: PER SITE PLAN

DESIGN REVIEW

MONIER CIRCLE WAREHOUSE

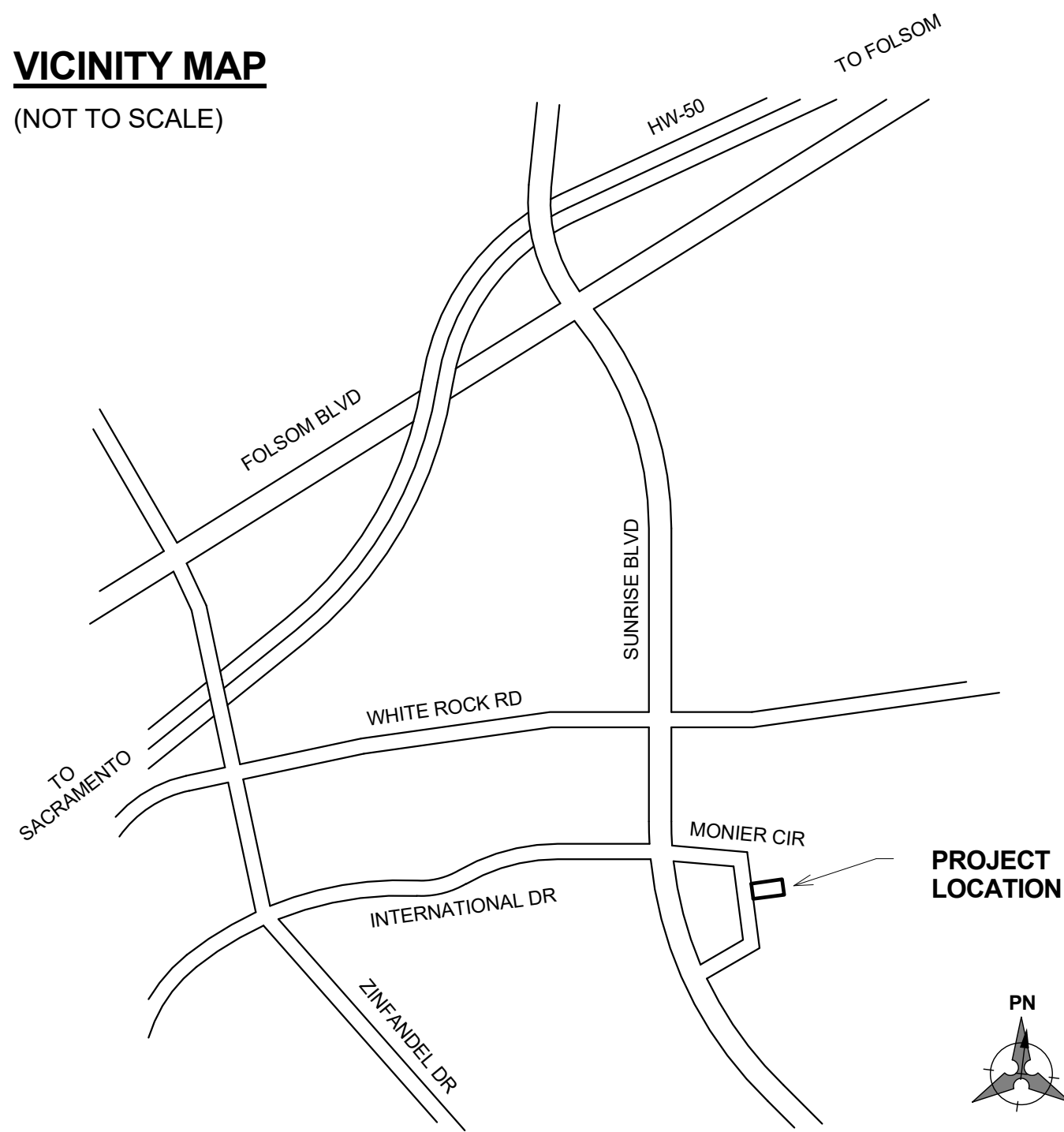
SB Martin GC
3287 Monier Cir
Rancho Cordova, CA



1 PERSPECTIVE VIEW

VICINITY MAP

(NOT TO SCALE)



SHEET INDEX

SHEET NO.	SHEET TITLE
1 - GENERAL	
DR-0.0	GENERAL INFORMATION SHEET
2 - ARCHITECTURAL	
DR-0.1	ARCHITECTURAL SITE PLAN
DR-1.1	FLOOR PLAN
DR-1.2	ROOF PLAN
DR-2.1	ELEVATIONS
DR-2.2	COLOR ELEVATIONS

PROJECT TEAM

CLIENT/CONTRACTOR
SB MARTIN
3081 Lathan Ln.
El Dorado Hills, CA 95762
(916) 532-3736

ARCHITECT
TPC Architects, Inc.
2260 Douglas Blvd., Suite 155
Roseville, CA 95661
(916) 772-4100

CIVIL ENGINEER
RFE Engineering, Inc.
2260 Douglas Blvd., Suite 160
Roseville, CA 95661
(916) 778-7800

LANDSCAPE ARCHITECT
MSLA ARCHITECTURE
306 Canyon Falls Dr.
Folsom, CA 95630
(916) 989-3372

STRUCTURAL ENGINEER
Anderson Structural Group
650 University Ave., Suite 110
Sacramento, CA 95825
Phone: (916) 514-9109

MECHANICAL
None

PLUMBING
None

ELECTRICAL
Bridge View Resources, LLC
4100 Orchard Canyon Lane
Vacaville, CA 95688
(916) 799-1560

TPC Architects, Inc.

A Full Service Architectural Practice
2260 Douglas Blvd, Suite 155
Roseville, CA 95661
WWW.TPCArch.com
(916) 772-4100
Fax: (916) 772-7804

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LICENSED ARCHITECT
DANIEL M. KINNOIN
C9071
05/21/17
RENEWED
STATE OF CALIFORNIA

Project Logo and/or Consultant Information:

Project Location Information:

MONIER CIRCLE WAREHOUSE
FOR SB Martin GC
3287 Monier Cir
Rancho Cordova, CA
APN: 072-0410-007-0000

NO.	DESCRIPTION	DATE

GENERAL
INFORMATION
SHEET

DRAWN BY:
Author

ARCHITECT:
Daniel Kinnoin

MANAGER:
Andre Baranov

SCALE:

DATE:
Issue Date

PROJECT NO.
1611

DR-0.0

EXHIBIT A

153

TPC Projects\2016\1611 Monier Cir Warehouse\A REV\11611 Monier Cir.dwg



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A Full Service Architectural Practice
2260 Douglas Blvd, Suite 155
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Project Logo and/or Consultant Information:

Project Location Information:

MONIER CIRCLE WAREHOUSE FOR
3287 MONIER CIRCLE
RANCHO CORDOVA,
CA 95742

NO.	DESCRIPTION	DATE

ARCHITECTURAL
SITE PLAN

DRAWN BY: ANDRE BARANOV
ARCHITECT: DANIEL KINNOIN
MANAGER: ANDRE BARANOV

SCALE:
AS SHOWN

DATE:
04/08/16

PROJECT NO.
1611

DR-0.1

154
5/18/2016

NOTES:

- 15 LF OF STOREFRONT WINDOWS AND 10LF OF STOREFRONT ON SIDE.
- SINGLE DOOR AT FRONT STOREFRONT.
- SEE SHEET DR-1.1 FOR INITIAL FLOOR PLANS AND ADN DR-2.1 FOR ELEVATIONS.
- ELECTRICAL ROOM SUPPLIED FOR PANELS AND COMMUNICATION.
- FIRE ROOM SUPPLIED FOR FIRE RISER

BUILDING STATISTICS

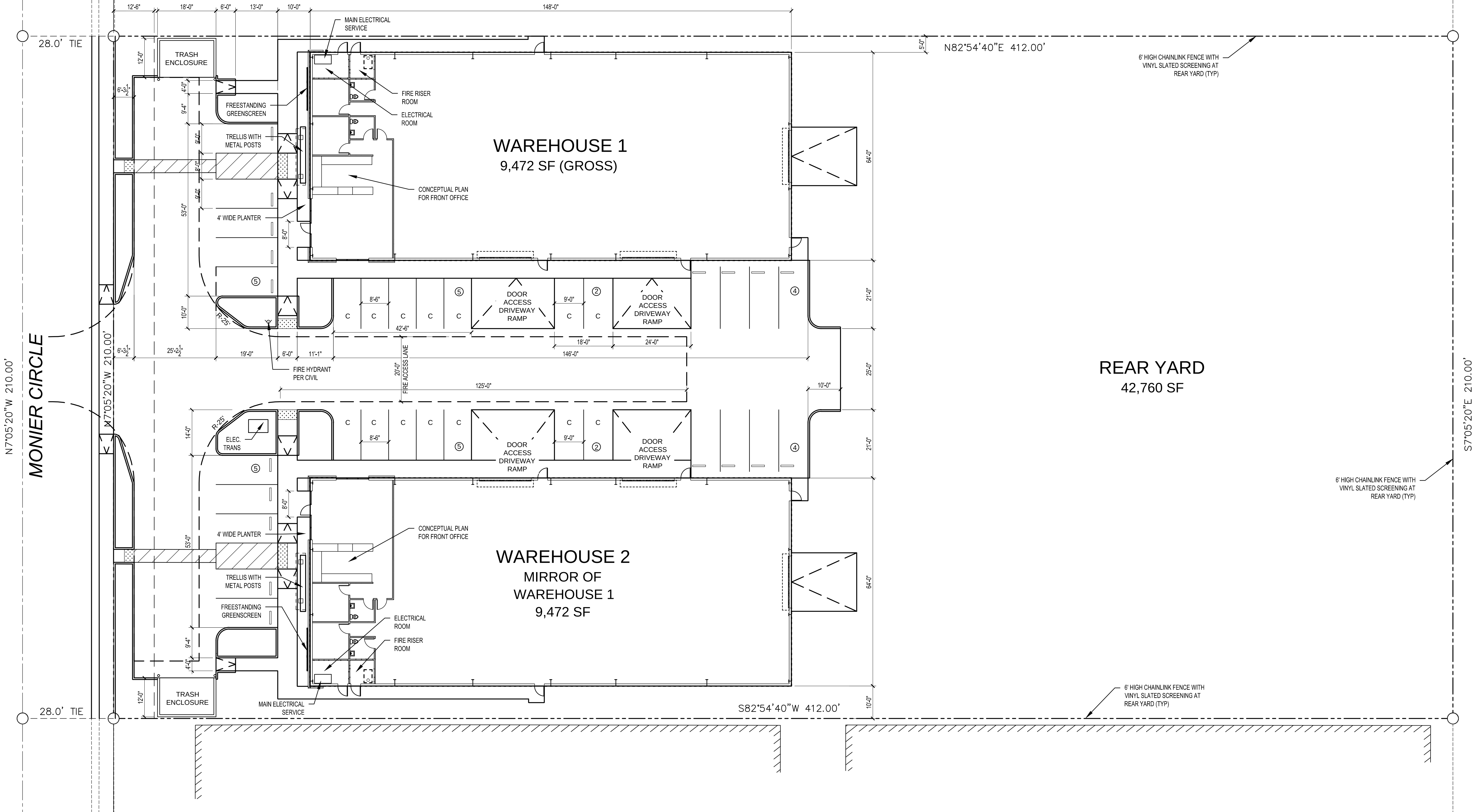
WAREHOUSE 1
64'x148' - 9,472 SF

WAREHOUSE 2
64'x148' - 9,472 SF

PARKING ANALYSIS

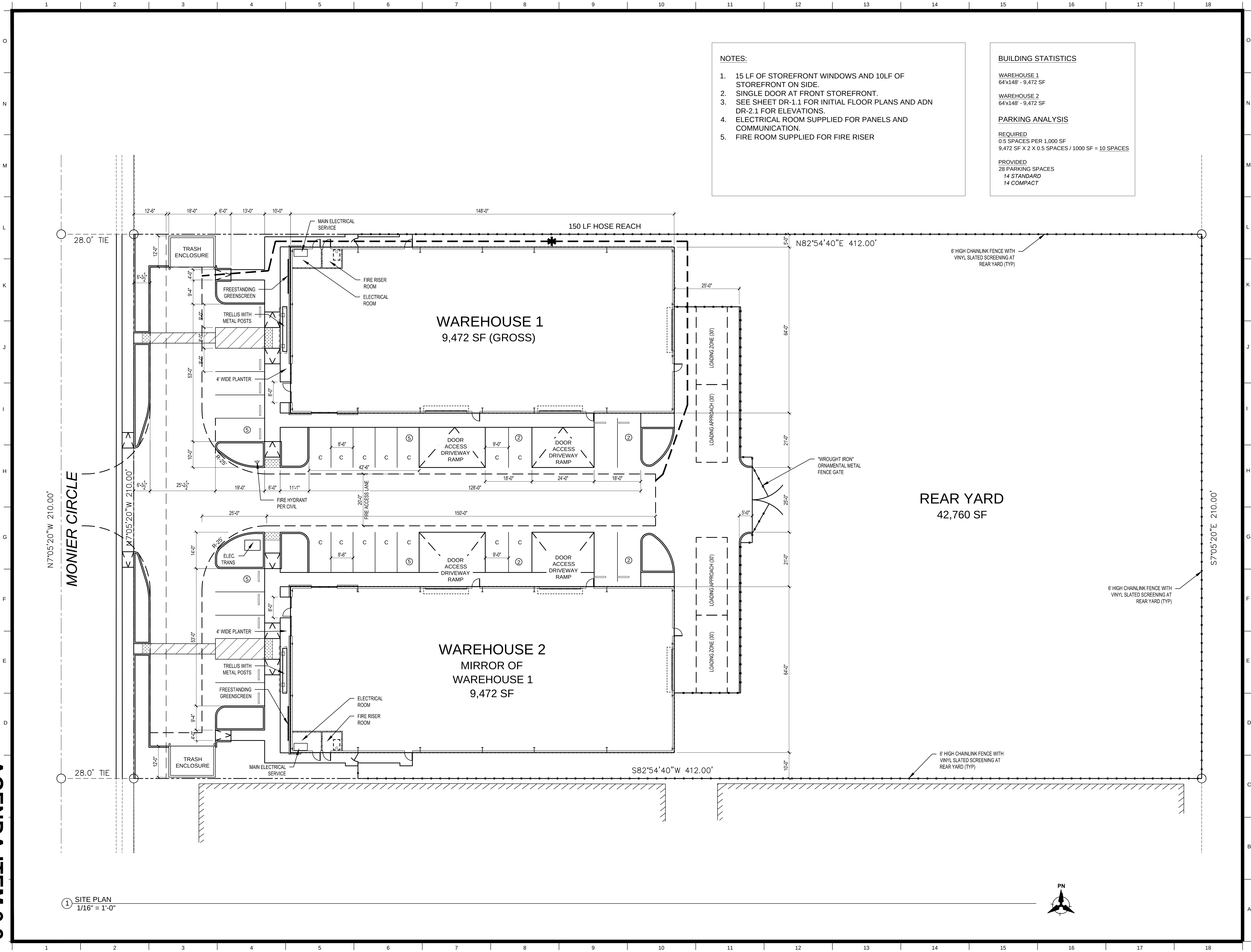
REQUIRED
0.5 SPACES PER 1,000 SF
9,472 SF X 2 X 0.5 SPACES / 1000 SF = 10 SPACES

PROVIDED
32 PARKING SPACES
18 STANDARD
14 COMPACT



1 SITE PLAN
1/16" = 1'-0"





NOTES:

- 15 LF OF STOREFRONT WINDOWS AND 10LF OF STOREFRONT ON SIDE.
- SINGLE DOOR AT FRONT STOREFRONT.
- SEE SHEET DR-1.1 FOR INITIAL FLOOR PLANS AND ADN DR-2.1 FOR ELEVATIONS.
- ELECTRICAL ROOM SUPPLIED FOR PANELS AND COMMUNICATION.
- FIRE ROOM SUPPLIED FOR FIRE RISER

BUILDING STATISTICS

WAREHOUSE 1
64'x148' - 9,472 SF

WAREHOUSE 2
64'x148' - 9,472 SF

PARKING ANALYSIS

REQUIRED
0.5 SPACES PER 1,000 SF
9,472 SF X 2 X 0.5 SPACES / 1000 SF = 10 SPACES

PROVIDED
28 PARKING SPACES
14 STANDARD
14 COMPACT

TPC Architects, Inc.
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(916) 772-4100
Fax: (916) 772-7804

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Project Logo and/or Consultant Information:

Project Location Information:

MONIER CIRCLE WAREHOUSE FOR
3287 MONIER CIRCLE
RANCHO CORDOVA,
CA 95742

NO.	DESCRIPTION	DATE

ARCHITECTURAL
SITE PLAN

DRAWN BY:
ANDRE BARANOV

ARCHITECT:
DANIEL KINNOIN

MANAGER:
ANDRE BARANOV

SCALE:
AS SHOWN

DATE:
04/08/16

PROJECT NO.
1611

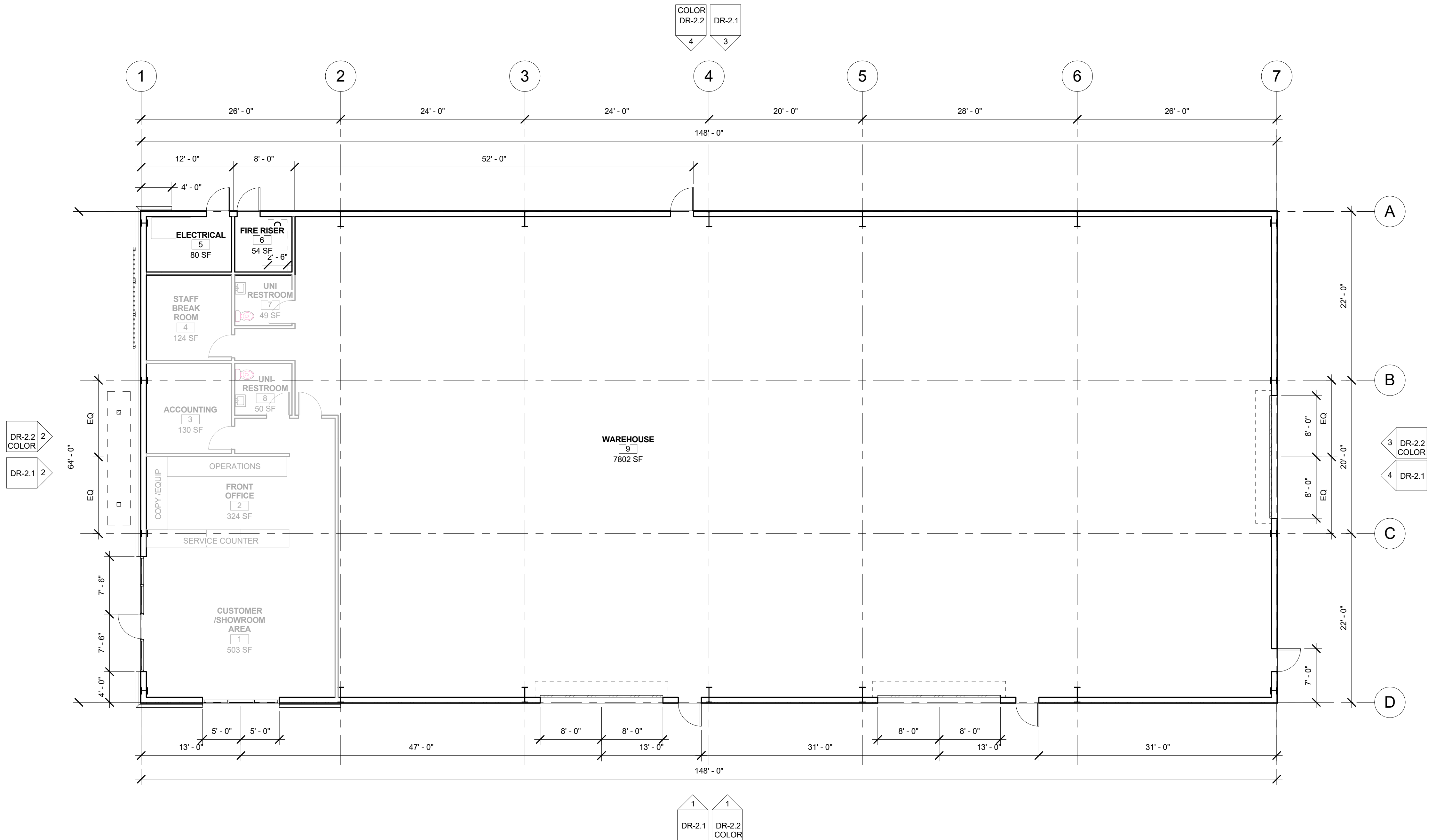
A-100

155

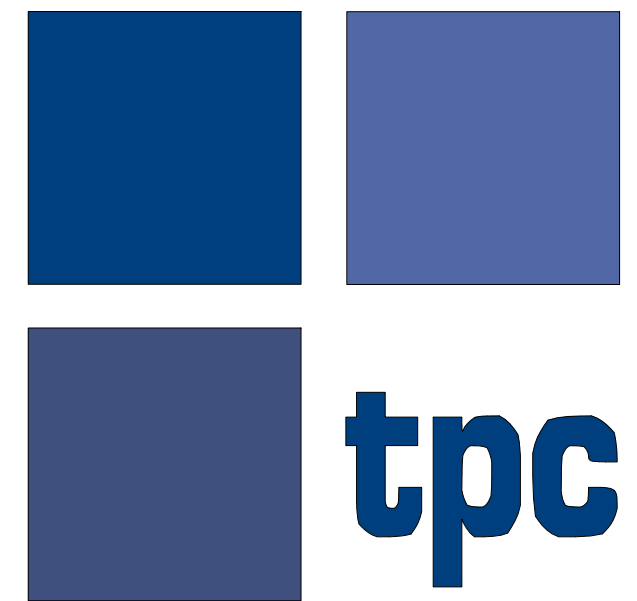
PN

155

- NOTES:
- THIS BUILDING IS INTENDED TO BE A COLD SHELL WITH NO TENANT IMPROVEMENTS OR FACILITIES.
 - FLOOR PLAN SHOWN IN GRAY IS FOR CONCEPTUAL PURPOSES BASED ON THE NEEDS OF A WAREHOUSE OPERATIONS SAMPLE PENNANT



1 FLOOR PLAN
1/8" = 1'-0"
GROSS BUILDING AREA: 9,472 SF

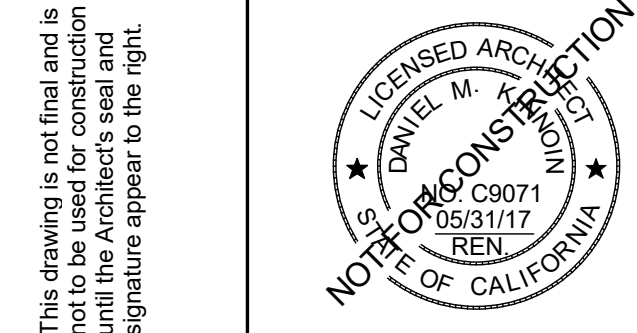


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Fax: (916) 772-7804

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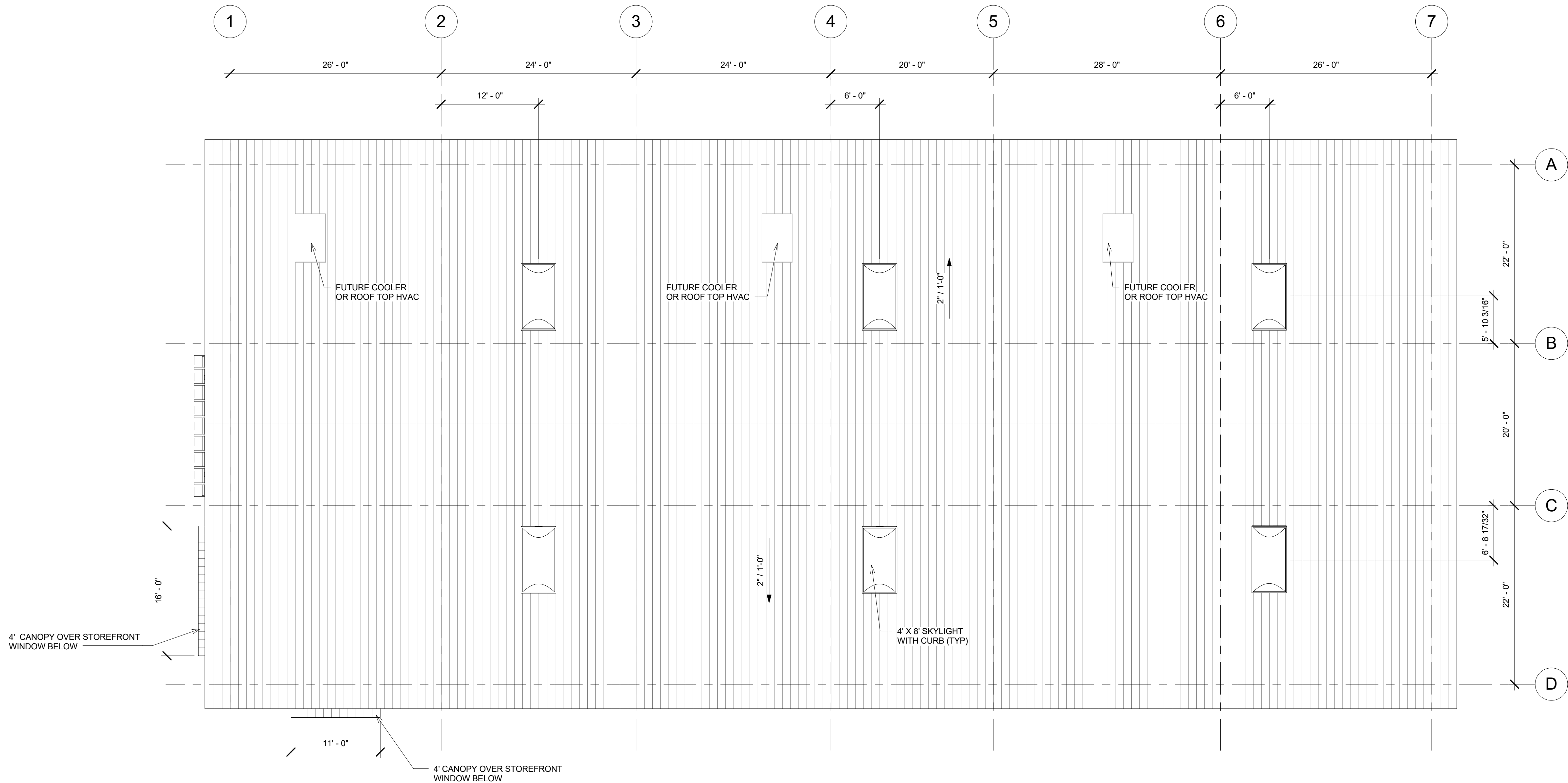
Project Location Information:

**MONIER CIRCLE WAREHOUSE
FOR SB Martin GC**
3287 Monier Cir
Rancho Cordova, CA
APN: 072-0410-007-0000

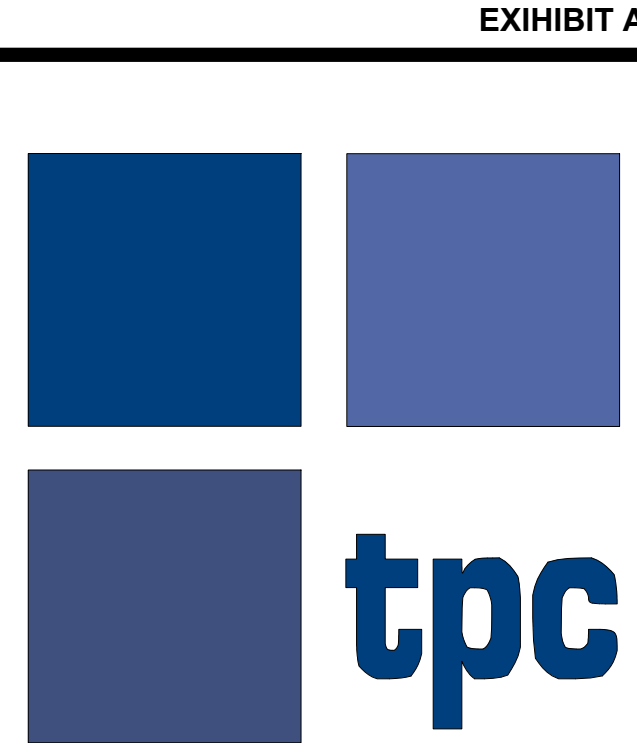
NO.	DESCRIPTION	DATE

FLOOR PLAN

DRAWN BY: Author	ARCHITECT: Daniel Kinnoin	MANAGER: Andre Baranov
SCALE: 1/8" = 1'-0"	DR-1.1	
DATE: Issue Date		
PROJECT NO. 1611		



1 ROOF PLAN
1/8" = 1'-0"

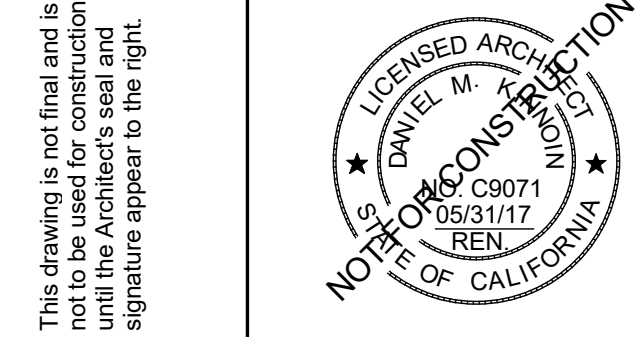


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FOR SB Martin GC**
3287 Monier Cir
Rancho Cordova, CA
APN: 072-0410-007-0000

NO.	DESCRIPTION	DATE

ROOF PLAN

DRAWN BY: Author	ARCHITECT: Daniel Kinnoin	MANAGER: Andre Baranov
SCALE: 1/8" = 1'-0"	DR-1.2	
DATE: Issue Date		
PROJECT NO. 1611		

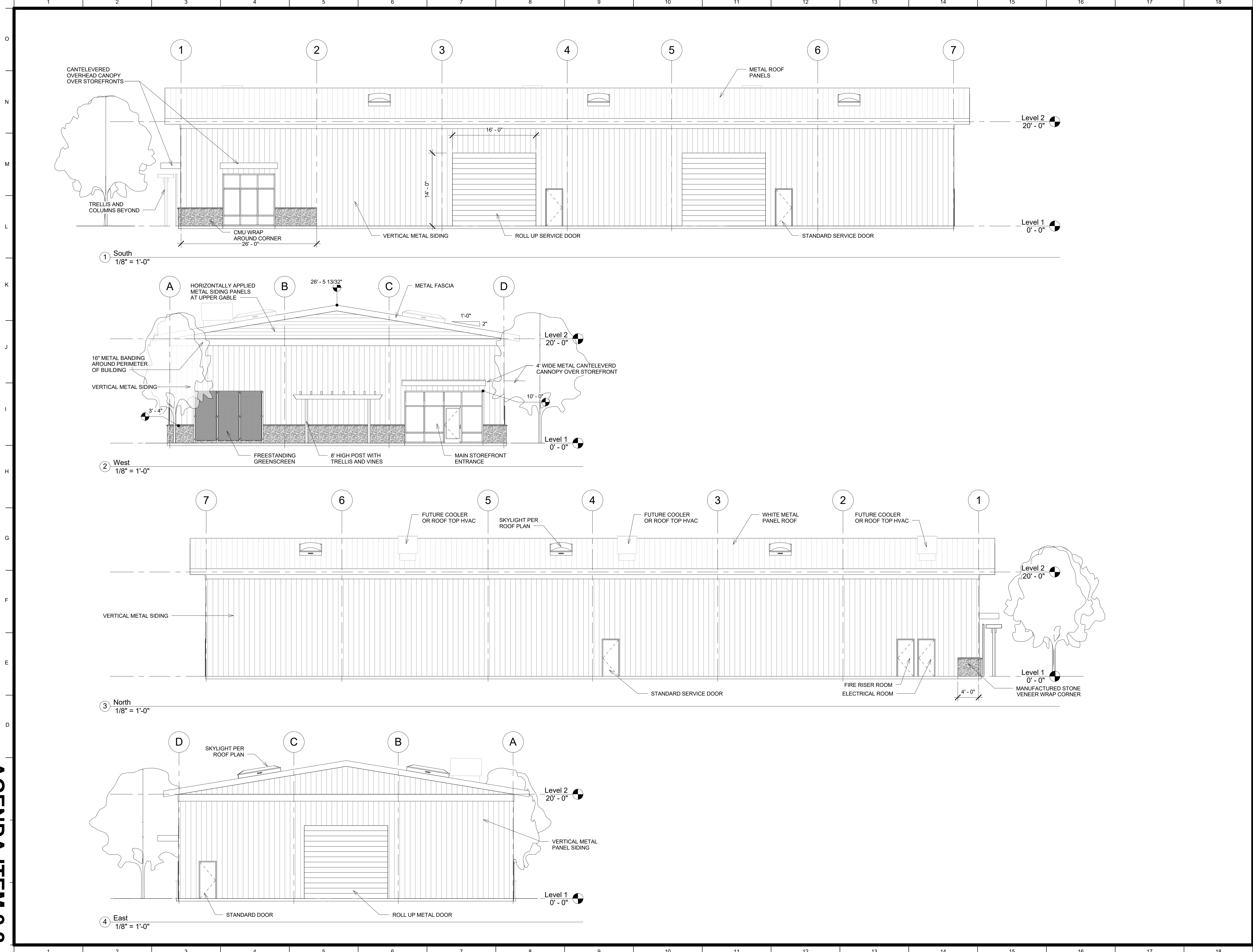


EXHIBIT A

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Project Location Information:

**MONIER CIRCLE WAREHOUSE
FOR SB Martin GC**
3287 Monier Cir
Rancho Cordova, CA
APN: 072-0410-007-0000

NO.	DESCRIPTION	DATE

DRAWN BY:
Andre Baranov

SCALE:
1/8" = 1'-0"

DATE:
Issue Date

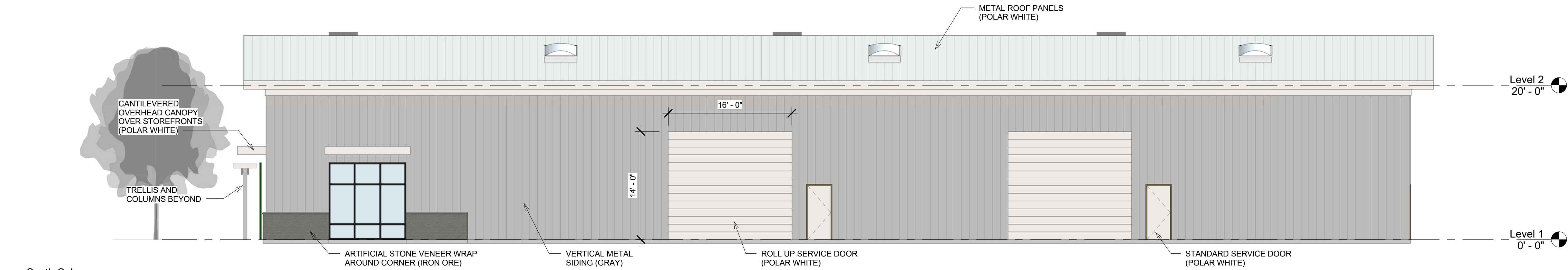
PROJECT NO.
1611

ARCHITECT:
Daniel Kinnoin

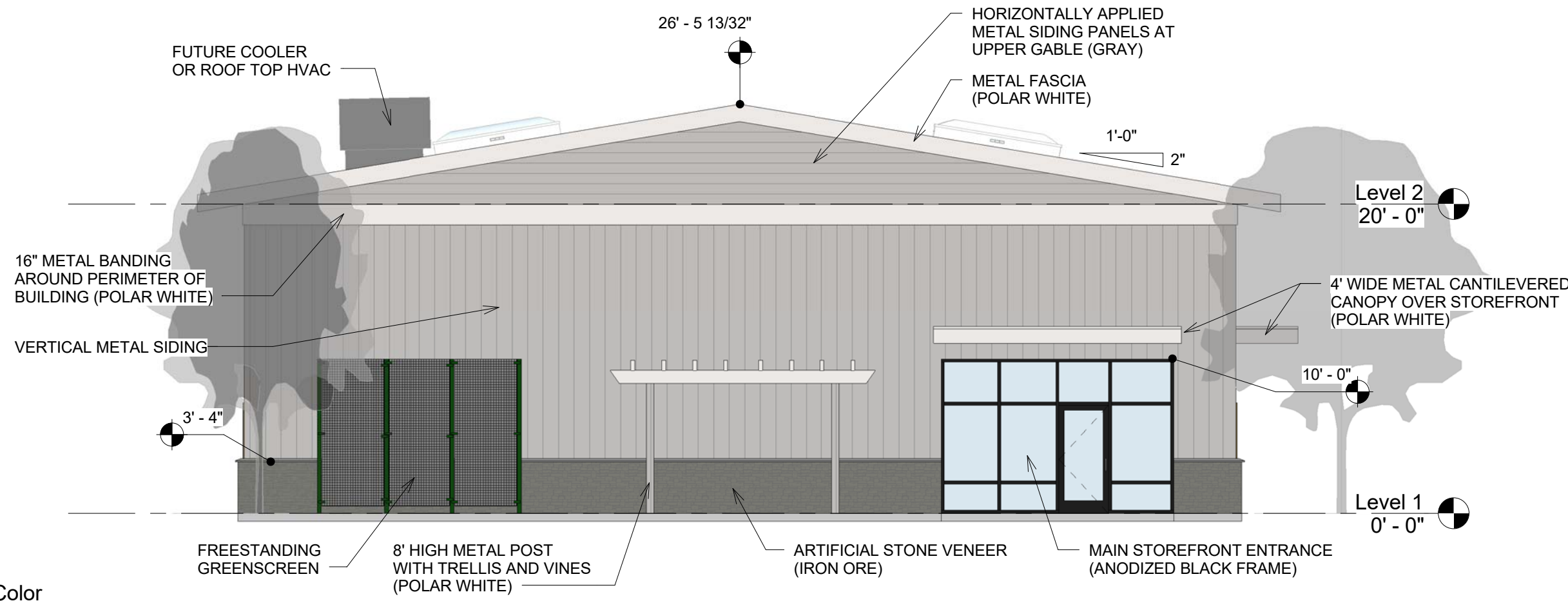
MANAGER:
Andre Baranov

DR-2.1

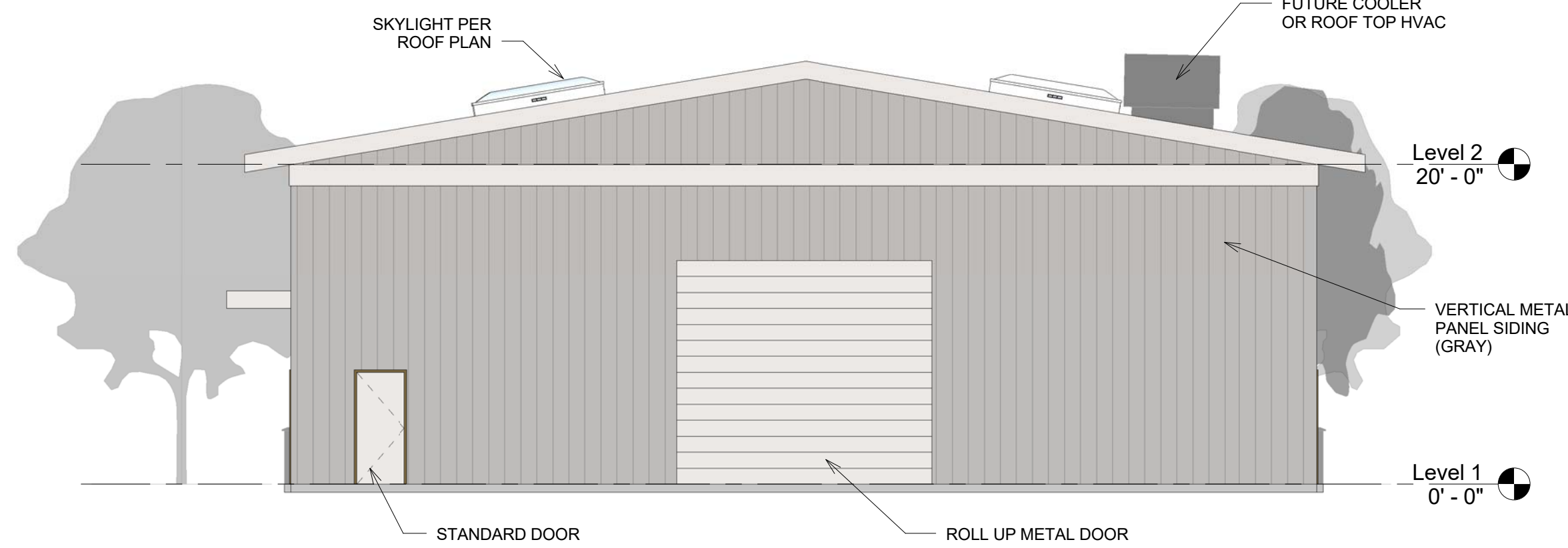
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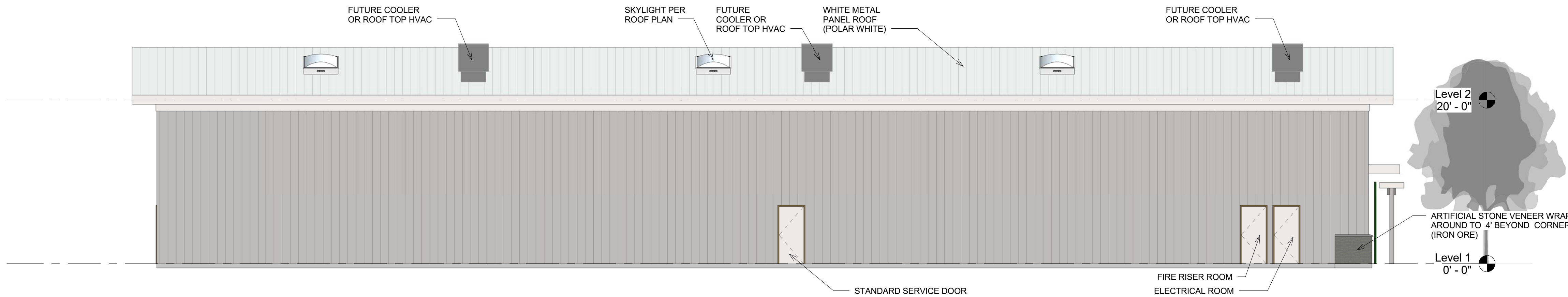
① South Color
1/8" = 1'-0"



② West Color
1/8" = 1'-0"



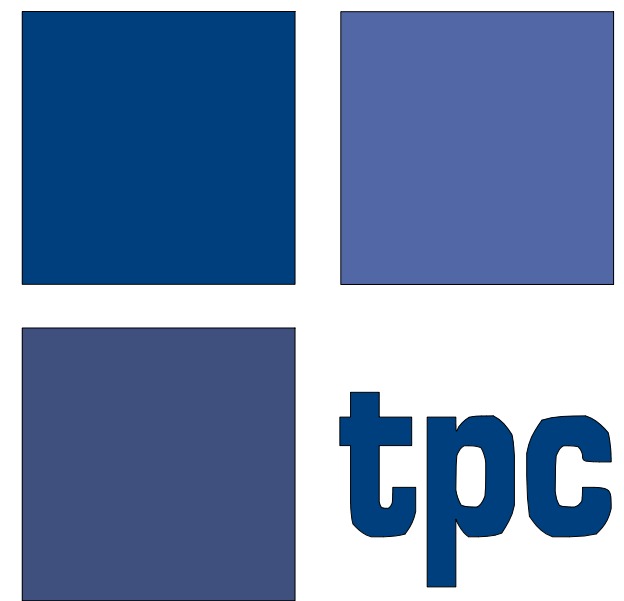
③ East Color
1/8" = 1'-0"



④ North Color
1/8" = 1'-0"



⑤ PERSPECTIVE VIEW_1
12" = 1'-0"



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MONIER CIRCLE WAREHOUSE
FOR SB Martin GC
3287 Monier Cir
Rancho Cordova, CA
APN: 072-0410-007-0000

NO.	DESCRIPTION	DATE

COLOR ELEVATIONS

DRAWN BY: Author	ARCHITECT: Daniel Kinnoin	MANAGER: Andre Baranov
SCALE: As indicated	DR-2.2	
DATE: Issue Date		
PROJECT NO. 1611		

NEW WAREHOUSE DEVELOPMENT

3287 MONIER CIRCLE RANCHO CORDOVA, CALIFORNIA 95742

PLANTING NOTES

- 1. PLANTING SHALL CONFORM TO COUNTY REQUIREMENTS FOR LANDSCAPE SITE DEVELOPMENT.
- 2. PROVIDE MINIMUM SLOPE OF 1 ½% FOR POSITIVE DRAINAGE AWAY FROM CENTER IN ALL PLANTED AREAS.
- 3. THE PLANT QUANTITIES SHOWN ON THE DRAWINGS ARE INFORMATIONAL ONLY. THE CONTRACTOR IS RESPONSIBLE FOR FINAL QUANTITIES REQUIRED TO COMPLETE THE WORK. IN CASE OF DESCREPANCY, THE PLAN SHALL GOVERN.
- 4. ALL TREES SHALL BE PLANTED A MINIMUM OF 5' FROM UNDERGROUND UTILITIES.
- 5. ALL EXISTING TREES SHALL BE PROTECTED FROM DAMAGE OR INJURY. NO PARKING OR STACKING OF CONSTRUCTION MATERIAL IS ALLOWED WITHIN THE DRIPLINE OF AN EXISTING TREE.
- 6. IMMEDIATELY AFTER AWARD OF CONTRACT, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IF SPECIFIED PLANT MATERIAL IS AVAILABLE FROM COMMERCIAL NURSERIES. IN THE EVENT THAT A PLANT IS NOT AVAILABLE, THE LANDSCAPE ARCHITECT WILL PROVIDE ALTERNATE PLANT MATERIAL SELECTIONS. SUCH CHANGES WILL NOT ALTER THE CONTRACTOR'S ORIGINAL BID PRICE UNLESS A CREDIT IS DUE TO THE OWNER.
- 7. THE CONTRACTOR SHALL ENSURE THAT ALL EXCAVATED PLANT PITS HAVE POSITIVE DRAINAGE. PLANT PITS SHALL BE FULLY FILLED WITH WATER AND SHALL DRAIN WITHIN ONE (1) HOUR OF FILLING. THE CONTRACTOR SHALL EXCAVATE THROUGH ANY IMPERVIOUS LAYER IF ENCOUNTERED.
- 8. ALL PLANT MATERIAL SHALL COMPLY WITH ANSI Z601 'STANDARD FOR NURSERY STOCK'.
- 9. ROOT BARRIERS SHALL BE PROVIDED FOR ALL TREES WITHIN 10' OF ANY CURB AND/OR HARDSCAPE PAVEMENT.
- 10. ALL PLANTER AREAS SHALL RECEIVE A 3" LAYER OF BARK MULCH.
- 11. THE CONTRACTOR SHALL PROVIDE A SOILS REPORT PREPARED BY A QUALIFIED SOILS SPECIALIST AND SUBMIT TO THE OWNER FOR FINAL APPROVAL. SOILS SAMPLES SHALL BE COLLECTED AFTER ROUGH GRADING OPERATIONS AND PRIOR TO THE INSTALLATION OF PLANT MATERIAL. SOIL SAMPLES SHALL BE SUFFICIENTLY NUMEROUS TO ACCOUNT FOR ANY SOIL VARIATIONS THAT MAY BE PRESENT ON THE SITE. THE FOLLOWING MINIMUM ITEMS SHALL BE INCLUDED IN THE ANALYSIS:
 - A. INFILTRATION RATE.
 - B. SOIL TEXTURE.
 - C. CATION EXCHANGE CAPACITY.
 - D. SOIL FERTILITY INCLUDING TESTS FOR NITROGEN, POTASSIUM, PHOSPHOROUS, PH, ORGANIC MATTER AND SPECIFIC CONDUCTANCE (E.C.).
- 12. PRIOR TO PLANTING, SOIL AMENDMENTS SHALL BE ADDED PER RECOMMENDATIONS OF THE SOILS REPORT. SOIL AMENDMENTS SHOWN ON THE PLANS ARE TO BE USED FOR BIDDING PURPOSES ONLY. THE RESULTS OF THE SOILS TESTS THE CONTRACTOR PERFORMS SHALL DETERMINE ACTUAL AMENDMENTS.

PLANT LEGEND

SYM	BOTANICAL/ COMMON NAME	SIZE	QTY	REMARKS
	TREES			
	PISTACIA CHINENSIS/CHINESE PISTACHE	24" BOX	6	STANDARD
	QUERCUS ILEX/HOLY OAK*	15 GAL	6	STANDARD
	SHRUBS/VINES**			
	BERBERIS THUNBERGII 'ATROPURPUREA' BARBERRY CISTUS LADANIFER/ CRIMSON SPOT ROCKROSE DIETES VEGETA/FORTNIGHT LILY NANDINA 'GULF STREAM'/ HEAVENLY BAMBOO ROSA BANKSIAE/ LADY BANKS ROSE	5 GAL 5 GAL 5 GAL 5 GAL 5 GAL	-- -- -- -- --	LOW WATER USE LOW WATER USE LOW WATER USE LOW WATER USE LOW WATER USE
**TOTAL PLANTER AREA: 5,380 SQUARE FEET PROPOSED				

PARKING TREE CANOPY SHADE PROVIDED

TREE	FULL	3/4	1/2	1/4
PISTACHE/OAK	0 x 962 = 0	0 x 722 = 0	12 x 481 = 5,772	0 X 240 = 0

SHADE CALCULATIONS

(MINIMUM 50% SHADE COVERAGE REQUIRED AT TREE MATURITY)

PARKING AREA: 11,308 SF	TOTAL SHADE PROVIDED: 5,772 SF	SHADE PERCENTAGE: 51%
-------------------------	--------------------------------	-----------------------

WATER BUDGET CALCULATIONS

REFERENCE EVAPOTRANSPIRATION = 50.5 INCHES PER YEAR MAWA = (ETo) (.62) [(45 Y SF) (.3 x SLA)] = (50.5") (.62) [(45 x 3,488) (.3 x 0)] = 49,144 GALLONS PER YEAR
ETWU = (ETo) (.62) $\left(\frac{PF \times HA}{IE}\right)$ + SLA
LOW PLANTS = (50.5) (.62) $\left(\frac{.3 \times 3,488}{.81}\right)$ + 0 = 40,447 GALLONS PER YEAR
TOTAL ETWU = 40,447 GALLONS PER YEAR MAWA = 49,144 GALLONS PER YEAR
ETWU < MAWA

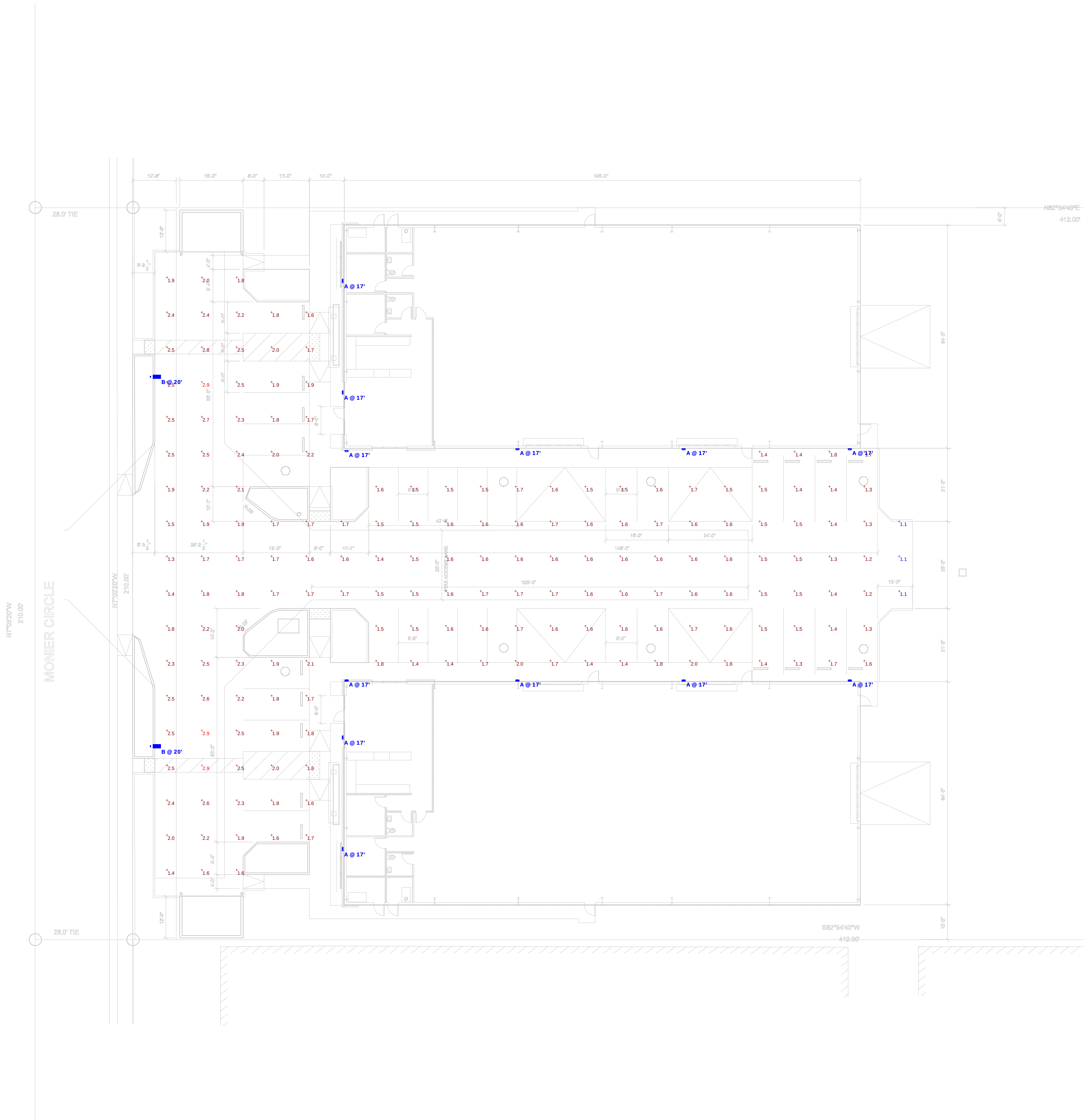
PRELIMINARY LANDSCAPE PLAN

MAY 17, 2016



Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	12	Lithonia Lighting	DSXW1 LED 10C 1000 40K T4M MVOLT	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 4000K, @ 1000mA.	LED	1	DSXW1_LED_10C_1000_40K_T4M_MVOLT.ies	3795	0.9	38.8
	B	2	Lithonia Lighting	DSX0 LED 20C 1000 40K T2M MVOLT	DSX0 LED with 20 LEDs @1000 mA , 4000K, Type 2 Medium Optics	LED	1	DSX0_LED_20C_1000_40K_T2M_MVOLT.ies	7665	0.9	72

Statistics						
Description	Symbol	Avg	Max	Min	Max / Min	Avg / Min
Calc Zone #1		1.8 fc	2.9 fc	1.1 fc	2.6:1	1.6:1



Plan View
Scale - 1" = 16'

COLORS & MATERIALS

MONIER CIR. WAREHOUSES

DATE: 05/11/2016

3287 MONIER CIRCLE
RANCHO CORDOVA, CA 95742



EXTERIOR WAINSCOT

MANUFACTURED STONE - FIBER CEMENT
GENSTONE STYLE: RANDOM ROCK
GENSTONE COLOR: IRON ORE
ALTERNATIVE MATERIAL: CULTURED STACKED
STONE (GRAY-DARK GRAY)



PANEL COLOR

PAINTED STEEL
CHIEF COLOR: ASH GRAY
NUCOR COLOR: FOX GRAY



FASCIAS , ACCENTS, AWNINGS

PAINTED STEEL
CHIEF COLOR: POLAR WHITE
NUCOR COLOR: POLAR WHITE



STOREFRONT

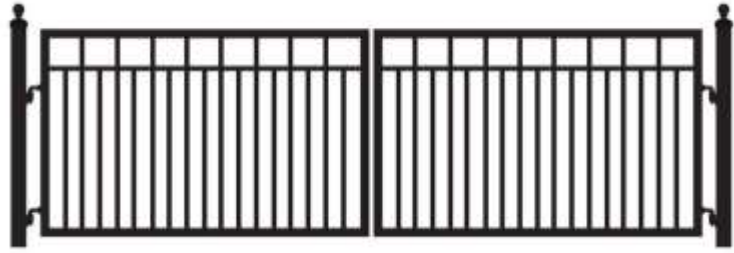
ANODIZED ALUMINUM
OLDCASTLE: BLACK OR DARK BRONZE

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Gate Examples



Freestanding Greenscreen Example



		<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 Permit, to construct two new 9,400 square foot warehouse buildings on a vacant parcel. The building will include a new parking area, lighting, outdoor storage, and landscaping within a heavy industrial zone (M-2), as described in the City Council staff report dated August 1, 2016, and (Exhibit A) with the conditions herein, for Project No. DD9655.	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@cityoffranchocordova.org for the status of your account with the City.	General	On-Going	Finance	

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
5.	Signage is not approved with this permit. All signage shall comply with the City of Rancho Cordova Zoning Code.	Signage	On-Going	Planning	
6.	For projects that abut residential uses, a screening wall shall be constructed and/or maintained in accordance with RCMC 23.731. The final design shall be reviewed and approved by the Planning Department.	Construction	On-Going	Planning/ Building	
7.	Noise sources associated with construction, repair, remodeling, demolition, paving and/or grading of any real property must adhere to the development standards outlined within the City's Noise Element, RCMC 6.68 and RCMC 16.18.1407(F).	Construction	On-Going	Planning/ Building/Code Enforcement	
8.	In the event of the encounter of subsurface materials suspected to be of an archaeological or paleontological nature or if any human remains are found, all grading and/or excavation shall cease, the find shall be left untouched, and the City Planning Department shall be immediately notified. This requirement shall be noted on the Grading and Building Plans, prior to issuance of permits. A qualified professional archaeologist certified by the Register of Professional Archaeologists or paleontologist with a degree(s) in paleontology or geology, to evaluate and make recommendations as to disposition, mitigation and/or salvage. The recommendation shall be implemented before work may proceed.	Construction	Prior to Issuance of Building Permits	Planning/ Building	
9.	Applicant shall be responsible for all damage to City streets associated with construction of the project and shall repair any damage as soon as possible.	Construction	On-Going	Public Works	
10.	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	

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
11.	Any future use of the rear/undeveloped area will require Planning, Building, and Public Works review prior to occupancy and use. Any outdoor storage area must be screened from public view and any land that will have vehicle parking or storage, will be required to be paved.	Future use of Rear Storage Area	On-Going	Planning	
At Improvement Plans/Grading Permit Issuance					
12.	Applicant shall photo-document the condition of adjacent streets, sidewalks and infrastructure to the satisfaction of the Public Works Department.	Conditions	At Improvement Plans/ grading permit issuance.	Public Works	
13.	Enter into a frontage agreement and bond for construction of public improvements per the approved Public Works plans to the satisfaction of the Public Works Department.	Frontage	At Improvement Plans/ grading permit issuance.	Public Works	
14.	Number, size, and location of driveways are subject to approval by the Public Works Department	Frontage	At Improvement Plans/ grading permit issuance.	Public Works	
15.	Incorporate permanent storm water quality treatment measures into the site improvement plans in conformance with applicable County ordinances & standards, and state and federal law. The drainage study shall include, but is not limited to, a sizing analysis of the required onsite stormwater treatment system. All development projects shall comply with the following: 1. Stormwater Quality Design Manual for the Sacramento and South Placer Regions dated May 2007 2. Section 9 of the Sacramento County Improvement Standards 3. Sacramento City/County Drainage Manual Volume 2 dated December 1996	Frontage	At Improvement Plans/ grading permit issuance.	Public Works	
16.	• Connection to the SASD sewer system shall be required to the	Sewer	At Improvement	Sacramento	

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
	satisfaction of SASD. SASD Design Standards apply to any on-site and off-site sewer construction. - Each parcel with a sewage source shall have a separate connection to the SASD public sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel shall have a separate connection to a private on-site sewer line or SASD public sewer line. - Developing this property will require payment of sewer impact fees to both SASD and Regional San, in accordance with each District's Ordinances. Applicant should contact Permit Services Unit at (916) 876-6100 for sewer impact fee information.		Plans/ grading permit issuance.	Area Sewer District (SASD)/ Public Works	
17.	A final landscape plan shall be submitted to the Planning Department in conjunction with improvement plan and or building permit submittal and approved by the Planning and Public Works Departments prior to issuance of permits and/or any installation of landscape materials RCMC 23.716.020. The final landscape planting and irrigation plan shall be prepared by a registered 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	At Improvement Plans/ grading permit issuance.	Planning/ Public Works	
Prior to Issuance of Building Permits					
18.	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,	Maintenance	Prior to Issuance of Building Permits	Public Works	

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
	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.				
19.	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.	Maintenance	Prior to Issuance of Building Permits	Public Works	
20.	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 • All facilities, including but not limited to, sidewalk, driveways, etc. shall be upgraded to meet current ADA requirements and City Standards. • Sidewalk on entire property frontage does not conform to ADA guidelines. Remove and replace all sidewalks, curb and gutter	Maintenance	Prior to Issuance of Building Permits	Public Works	

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
	per City Standard. Any obstructions to the sidewalk shall be relocated behind back of walk. • Utility laterals • Public improvement plans shall clearly delineate all transitions to existing improvements. All improvements to be designed and constructed to the satisfaction of the Public Works Department.				
21.	Bicycle Parking (short and long term) 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 review and approved by the Planning Department.	Bicycle Parking	Prior to Issuance of Building Permits	Planning	
22.	Vents, gutters, downspouts, flashing, electrical conduits, etc., shall be painted to match the color of the adjacent surface, unless otherwise approved by the Planning Department.	Architectural	Prior to Issuance of Building Permits	Planning	
23.	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	
24.	Rooftop equipment (HVAC, meters, refrigeration equipment, plumbing lines, ductwork and transformers), shall not extend above the building parapet and shall be screened from view on all sides with materials architecturally compatible with the main structure. Screening details shall be shown on the Building Plans and submitted for review and approval by the Planning Department, prior to the issuance of Building Permits and installed prior to	Architectural	Prior to Issuance of Building Permits	Planning	

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
	occupancy approval.				
25.	Utility areas, electrical and gas meters shall be architecturally screened from view.	Architectural	Prior to Issuance of Building Permits	Planning/ Building/ Public Works	
26.	All trash enclosures and refuse areas shall comply with zoning code regulations and all service provider standards regarding amount, design, and access based upon the project's estimated need and waste pickup schedules. Trash enclosures should try to incorporate the same architectural treatments, materials and colors as the main building in order to properly screen them from view.	Architectural	Prior to Issuance of Building Permits	Planning/ Building	
Prior to Final inspection/Certificate of Occupancy					
27.	Install public improvements per the approved Public Works plans and to the satisfaction of the Public Works Department.	Final Review	Prior to final building inspection of the first unit	Public Works	
28.	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.	Final Review	Prior to final building inspection of the first unit	Public Works	
29.	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	Landscaping	Prior to Final Inspection/ Certificate of Occupancy	Planning/ Public Works	

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
	service per RCMC 22.180.090.				
30.	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	



072-0410-007
CHARLES A URATA REVOCABLE TRUST
3430 LUYUNG DR
RANCHO CORDOVA CA 95742

072-0410-007
OCCUPANT
3287 MONIER CIR
RANCHO CORDOVA CA 95742

072-0410-005
RUGEN FAMILY GEN PARTNERSHIP
3257 MONIER CIR
RANCHO CORDOVA CA 95742

072-0410-005
OCCUPANT
3257 MONIER CIR #A
RANCHO CORDOVA CA 95742

072-0410-005
OCCUPANT
3257 MONIER CIR #B
RANCHO CORDOVA CA 95742

072-0410-005
OCCUPANT
3257 MONIER CIR #C
RANCHO CORDOVA CA 95742

072-0410-005
OCCUPANT
3257 MONIER CIR #D
RANCHO CORDOVA CA 95742

072-0410-005
OCCUPANT
3265 MONIER CIR #A
RANCHO CORDOVA CA 95742

072-0410-005
OCCUPANT
3265 MONIER CIR #B
RANCHO CORDOVA CA 95742

072-0410-005
OCCUPANT
3265 MONIER CIR #C
RANCHO CORDOVA CA 95742

072-0410-005
OCCUPANT
3265 MONIER CIR #D
RANCHO CORDOVA CA 95742

072-0410-005
OCCUPANT
3261 MONIER CIR #100
RANCHO CORDOVA CA 95742

072-0410-005
OCCUPANT
3261 MONIER CIR #200
RANCHO CORDOVA CA 95742

072-0410-005
OCCUPANT
3261 MONIER CIR #300
RANCHO CORDOVA CA 95742

072-0410-005
OCCUPANT
3261 MONIER CIR #400
RANCHO CORDOVA CA 95742

072-0410-005
OCCUPANT
3261 MONIER CIR #500
RANCHO CORDOVA CA 95742

072-0410-005
OCCUPANT
3263 MONIER CIR #A
RANCHO CORDOVA CA 95742

072-0410-005
OCCUPANT
3263 MONIER CIR #B
RANCHO CORDOVA CA 95742

072-0410-005
OCCUPANT
3263 MONIER CIR #C
RANCHO CORDOVA CA 95742

072-0410-005
OCCUPANT
3263 MONIER CIR #D
RANCHO CORDOVA CA 95742

072-0410-005
OCCUPANT
3263 MONIER CIR #E
RANCHO CORDOVA CA 95742

072-0410-005
OCCUPANT
3263 MONIER CIR #F
RANCHO CORDOVA CA 95742

072-0410-005
OCCUPANT
3263 MONIER CIR #G
RANCHO CORDOVA CA 95742

072-0410-005
OCCUPANT
3263 MONIER CIR #H
RANCHO CORDOVA CA 95742

072-0410-005
OCCUPANT
3263 MONIER CIR #I
RANCHO CORDOVA CA 95742

072-0410-005
OCCUPANT
3263 MONIER CIR #J
RANCHO CORDOVA CA 95742

072-0410-005
OCCUPANT
3259 MONIER CIR #100
RANCHO CORDOVA CA 95742

072-0410-005
OCCUPANT
3259 MONIER CIR #200
RANCHO CORDOVA CA 95742

072-0410-005
OCCUPANT
3259 MONIER CIR #300
RANCHO CORDOVA CA 95742

072-0410-005
OCCUPANT
3259 MONIER CIR #400
RANCHO CORDOVA CA 95742

072-0410-005
OCCUPANT
3259 MONIER CIR #500
RANCHO CORDOVA CA 95742

072-0410-006
EWING IRRIGATION PRODUCTS INC
3441 E HARBOUR DR
PHOENIX AZ 85034

072-0410-006
OCCUPANT
3267 MONIER CIR
RANCHO CORDOVA CA 95742

072-0410-008
MONIER BUILDING PROJECT
3293 MONIER CIR #1
RANCHO CORDOVA CA 95742

072-0410-008
OCCUPANT
3291 MONIER CIR #A
RANCHO CORDOVA CA 95742

072-0410-008
OCCUPANT
3291 MONIER CIR #B
RANCHO CORDOVA CA 95742

072-0410-008
OCCUPANT
3291 MONIER CIR #C
RANCHO CORDOVA CA 95742

072-0410-008
OCCUPANT
3291 MONIER CIR #D
RANCHO CORDOVA CA 95742

072-0410-008
OCCUPANT
3295 MONIER CIR #A
RANCHO CORDOVA CA 95742

072-0410-008
OCCUPANT
3295 MONIER CIR #B
RANCHO CORDOVA CA 95742

072-0410-008
OCCUPANT
3295 MONIER CIR #C
RANCHO CORDOVA CA 95742

072-0410-008
OCCUPANT
3295 MONIER CIR #D
RANCHO CORDOVA CA 95742

072-0410-008
OCCUPANT
3293 MONIER CIR #1
RANCHO CORDOVA CA 95742

072-0410-008
OCCUPANT
3293 MONIER CIR #2
RANCHO CORDOVA CA 95742

072-0410-008
OCCUPANT
3293 MONIER CIR #3
RANCHO CORDOVA CA 95742

072-0410-008
OCCUPANT
3293 MONIER CIR #4
RANCHO CORDOVA CA 95742

072-0410-008
OCCUPANT
3291 MONIER CIR #1
RANCHO CORDOVA CA 95742

072-0410-008
OCCUPANT
3291 MONIER CIR #2
RANCHO CORDOVA CA 95742

072-0410-008
OCCUPANT
3291 MONIER CIR #3
RANCHO CORDOVA CA 95742

072-0410-008
OCCUPANT
3291 MONIER CIR #4
RANCHO CORDOVA CA 95742

072-0410-008
OCCUPANT
3301 MONIER CIR #A
RANCHO CORDOVA CA 95742

072-0410-008
OCCUPANT
3301 MONIER CIR #B
RANCHO CORDOVA CA 95742

072-0410-008
OCCUPANT
3301 MONIER CIR #C
RANCHO CORDOVA CA 95742

072-0410-008
OCCUPANT
3301 MONIER CIR #D
RANCHO CORDOVA CA 95742

072-0410-008
OCCUPANT
3301 MONIER CIR #E
RANCHO CORDOVA CA 95742

072-0410-008
OCCUPANT
3301 MONIER CIR #F
RANCHO CORDOVA CA 95742

072-0410-008
OCCUPANT
3301 MONIER CIR #G
RANCHO CORDOVA CA 95742

072-0410-008
OCCUPANT
3301 MONIER CIR #H
RANCHO CORDOVA CA 95742

072-0410-008
OCCUPANT
3301 MONIER CIR #I
RANCHO CORDOVA CA 95742

072-0410-008
OCCUPANT
3295 MONIER CIR #J
RANCHO CORDOVA CA 95742

072-0410-008
OCCUPANT
3295 MONIER CIR #K
RANCHO CORDOVA CA 95742

072-0410-008
OCCUPANT
3295 MONIER CIR #L
RANCHO CORDOVA CA 95742

072-0410-015
MONIER SELF STORAGE LLC
3291 SUNRISE BLVD
RANCHO CORDOVA CA 95742

072-0410-016-0001
RECALDE J & RUTH CARLOS
PO BOX 288
PACIFICA CA 94044

072-0410-016-0001
OCCUPANT
3250 MONIER CIR # A
RANCHO CORDOVA CA 95742

072-0410-016-0002
JEFFREY URBANIK
3250 MONIER CIR #B
RANCHO CORDOVA CA 95742

072-0410-016-0003
ENGLISH FAMILY TRUST
2141 MOONSTONE CIR
EL DORADO HILL CA 95762

072-0410-016-0003
OCCUPANT
3250 MONIER CIR # C
RANCHO CORDOVA CA 95742

072-0410-016-0004
HANDEN FAMILY 2015 REVOCABLE TRUST
555 SHORELINE POINTE
EL DORADO HILL CA 95762

072-0410-016-0004
OCCUPANT
3250 MONIER CIR # D
RANCHO CORDOVA CA 95742

072-0410-016-0005,0006,0007
ABC3000 LLC
3250 MONIER CIR
RANCHO CORDOVA CA 95742

072-0410-016-0008
GORDON & VICKI L SEROS
10111 SAVONA DR
SACRAMENTO CA 95829

072-0410-016-0008
OCCUPANT
3250 MONIER CIR # H
RANCHO CORDOVA CA 95742

072-0410-016-0009
JOHN C & KATHLEEN D BRISTOW
REVOCABLE TRUST
4732 ISABELLA AVE
FAIR OAKS CA 95628

072-0410-016-0009
OCCUPANT
3250 MONIER CIR # I
RANCHO CORDOVA CA 95742

072-0410-016-0010
TERESA A MCTERNAN SEPARATE
PROPERTY TRUST
476 EBI WAY
FOLSOM CA 95630

072-0410-016-0010
OCCUPANT
3250 MONIER CIR # J
RANCHO CORDOVA CA 95742

072-0410-016-0011
SPECKERT LIVING TRUST
2132 MARCHITA WAY
CARMICHAEL CA 95608

072-0410-016-0011
OCCUPANT
3250 MONIER CIR # K
RANCHO CORDOVA CA 95742

072-0410-016-0012,0013,0014
TROY J MARILAO
3234 MONIER CIR #A
RANCHO CORDOVA CA 95742

072-0410-016-0015
MARIA ROJAS DE SENING
3234 MONIER CIR #D
RANCHO CORDOVA CA 95742

072-0410-016-0016
STEVEN D FENTON REVOCABLE TRUST
5209 WHITNEY AVE
CARMICHAEL CA 95608

072-0410-016-0017
KEVIN MCANINCH
3234 MONIER CIR
RANCHO CORDOVA CA 95742

072-0410-017
SFC LEASING L P
3430 LUYUNG DR
RANCHO CORDOVA CA 95742

072-0410-017
OCCUPANT
3290 MONIER CIR
RANCHO CORDOVA CA 95742

072-0410-017
OCCUPANT
3310 MONIER CIR #1
RANCHO CORDOVA CA 95742

072-0410-017
OCCUPANT
3310 MONIER CIR #2
RANCHO CORDOVA CA 95742

072-0410-017
OCCUPANT
3310 MONIER CIR #3
RANCHO CORDOVA CA 95742

072-0410-017
OCCUPANT
3310 MONIER CIR #4
RANCHO CORDOVA CA 95742

072-0410-017
OCCUPANT
3310 MONIER CIR #5
RANCHO CORDOVA CA 95742

072-0410-017
OCCUPANT
3310 MONIER CIR #6
RANCHO CORDOVA CA 95742

072-0410-017
OCCUPANT
3310 MONIER CIR #7
RANCHO CORDOVA CA 95742

072-0410-017
OCCUPANT
3310 MONIER CIR #8
RANCHO CORDOVA CA 95742

072-0410-017
OCCUPANT
3310 MONIER CIR #9
RANCHO CORDOVA CA 95742

072-0410-017
OCCUPANT
3310 MONIER CIR #10
RANCHO CORDOVA CA 95742

072-0410-018-0001
MUSTAIN LAWRENCE F & CAROL J
11583 PROSPECT HILL DR
GOLD RIVER CA 95670

072-0410-018-0001
OCCUPANT
3298 MONIER CIR # 110
RANCHO CORDOVA CA 95742

072-0410-018-0002,0012,0013
L Q A ASSOCIATES
3304 MONIER CIR #120
RANCHO CORDOVA CA 95742

072-0410-018-0002
OCCUPANT
3298 MONIER CIR # 120
RANCHO CORDOVA CA 95742

072-0410-018-0003
DEANGELA M SMITH
2539 BARBERA WAY
RANCHO CORDOVA CA 95670

072-0410-018-0003
OCCUPANT
3298 MONIER CIR # 130
RANCHO CORDOVA CA 95742

072-0410-018-0004
WILLIAM K WONG
475 BRET HARTE RD
SACRAMENTO CA 95864

072-0410-018-0004
OCCUPANT
3298 MONIER CIR # 140
RANCHO CORDOVA CA 95742

072-0410-018-0005
BENNETT M CREEDON
5545 OVERLOOK CT
PLYMOUTH CA 95669

072-0410-018-0005
OCCUPANT
3298 MONIER CIR # 150
RANCHO CORDOVA CA 95742

072-0410-018-0006
LEECH FAMILY LIVING TRUST
5138 OAK SHADE WAY
FAIR OAKS CA 95628

072-0410-018-0006
OCCUPANT
3300 MONIER CIR # 110
RANCHO CORDOVA CA 95742

072-0410-018-0007,0008
STEVE & LOU ANN WILES TRUST
8459 FRIAR TUCK WAY
FAIR OAKS CA 95628

072-0410-018-0007
OCCUPANT
3300 MONIER CIR # 120
RANCHO CORDOVA CA 95742

072-0410-018-0008
OCCUPANT
3300 MONIER CIR # 130
RANCHO CORDOVA CA 95742

072-0410-018-0009,0010
GEORGE D & SUSAN M SUGARMAN
3300 MONIER CIR #140
RANCHO CORDOVA CA 95742

072-0410-018-0010
OCCUPANT
3300 MONIER CIR # 150
RANCHO CORDOVA CA 95742

072-0410-018-0011
DAVID L & JULIE G DUNCAN REVOCABLE
TRUST
5405 BUENA VENTURA WAY
FAIR OAKS CA 95628

072-0410-018-0011
OCCUPANT
3300 MONIER CIR # 160
RANCHO CORDOVA CA 95742

072-0410-018-0014
ROBERT M MURPHY
8196 TOYON AVE
FAIR OAKS CA 95628

072-0410-018-0014
OCCUPANT
3306 MONIER CIR # 110
RANCHO CORDOVA CA 95742

072-0410-018-0015
ROBERTS G & LINDA M JEFFREY
3626 ROBLE CT
EL DORADO HILL CA 95762

072-0410-018-0015
OCCUPANT
3306 MONIER CIR # 120
RANCHO CORDOVA CA 95742

072-0410-019
DEVIN B DAVIS
3551 STATE HIGHWAY 16
PLYMOUTH CA 95669

072-0410-019
OCCUPANT
3324 MONIER CIR # 1
RANCHO CORDOVA CA 95742

072-0410-019
OCCUPANT
3324 MONIER CIR # 2
RANCHO CORDOVA CA 95742

072-0410-019
OCCUPANT
3324 MONIER CIR # 3
RANCHO CORDOVA CA 95742

072-0410-019
OCCUPANT
3324 MONIER CIR # 4
RANCHO CORDOVA CA 95742

072-0410-019
OCCUPANT
3324 MONIER CIR # 5
RANCHO CORDOVA CA 95742

072-0410-019
OCCUPANT
3324 MONIER CIR # 6
RANCHO CORDOVA CA 95742

072-0410-019
OCCUPANT
3324 MONIER CIR # 7
RANCHO CORDOVA CA 95742

072-0410-019
OCCUPANT
3324 MONIER CIR # 8
RANCHO CORDOVA CA 95742

072-0410-019
OCCUPANT
3324 MONIER CIR # 9
RANCHO CORDOVA CA 95742

072-0410-019
OCCUPANT
3324 MONIER CIR # 10
RANCHO CORDOVA CA 95742

072-0410-019
OCCUPANT
3310 MONIER CIR # 1
RANCHO CORDOVA CA 95742

072-0410-019
OCCUPANT
3310 MONIER CIR # 2
RANCHO CORDOVA CA 95742

072-0410-019
OCCUPANT
3310 MONIER CIR # 3
RANCHO CORDOVA CA 95742

072-0410-019
OCCUPANT
3310 MONIER CIR # 4
RANCHO CORDOVA CA 95742

072-0410-019
OCCUPANT
3310 MONIER CIR # 5
RANCHO CORDOVA CA 95742

072-0410-019
OCCUPANT
3310 MONIER CIR # 6
RANCHO CORDOVA CA 95742

072-0410-019
OCCUPANT
3310 MONIER CIR # 7
RANCHO CORDOVA CA 95742

072-0410-019
OCCUPANT
3310 MONIER CIR # 8
RANCHO CORDOVA CA 95742

072-0410-019
OCCUPANT
3310 MONIER CIR # 9
RANCHO CORDOVA CA 95742

072-0410-019
OCCUPANT
3310 MONIER CIR # 10
RANCHO CORDOVA CA 95742

072-0410-023
NOLASCO 2007 FAMILY TRUST
PO BOX 1188
ROSEVILLE CA 95678

072-0410-023
OCCUPANT
3236 FITZGERALD RD
RANCHO CORDOVA CA 95742

072-0410-023
OCCUPANT
3236 FITZGERALD RD #A
RANCHO CORDOVA CA 95742

072-0410-023
OCCUPANT
3236 FITZGERALD RD #B
RANCHO CORDOVA CA 95742

072-0410-023
OCCUPANT
3236 FITZGERALD RD #C
RANCHO CORDOVA CA 95742

072-0410-023
OCCUPANT
3236 FITZGERALD RD #D
RANCHO CORDOVA CA 95742

072-0410-023
OCCUPANT
3236 FITZGERALD RD #E
RANCHO CORDOVA CA 95742

072-0410-023
OCCUPANT
3236 FITZGERALD RD #F
RANCHO CORDOVA CA 95742

072-0410-023
OCCUPANT
3236 FITZGERALD RD #G
RANCHO CORDOVA CA 95742

072-0410-023
OCCUPANT
3236 FITZGERALD RD #H
RANCHO CORDOVA CA 95742

072-0410-024,025,045/0450-006
C C MYERS INC
3286 FITZGERALD RD
RANCHO CORDOVA CA 95742

072-0410-028
EDWARD AND DIXIE LEE RINCON
REVOCABLE TRUST
1762 SANTA YNEZ WAY
SACRAMENTO CA 95816

072-0410-028
OCCUPANT
3310 FITZGERALD RD
RANCHO CORDOVA CA 95742

072-0410-041
SHAW ALBERT T & PATRICIA
PO BOX 907
CONCORD CA 94522

072-0410-041
OCCUPANT
3358 MONIER CIR
RANCHO CORDOVA CA 95742

072-0410-046
MICHAEL & SANDRA HOLMAN 2003 TRUS
9487 GOLDEN DR
ORANGEVALE CA 95662

072-0410-046
OCCUPANT
3309 MONIER CIR # 1
RANCHO CORDOVA CA 95742

072-0410-046
OCCUPANT
3309 MONIER CIR # 2
RANCHO CORDOVA CA 95742

072-0410-046
OCCUPANT
3309 MONIER CIR # 3
RANCHO CORDOVA CA 95742

072-0410-046
OCCUPANT
3309 MONIER CIR # 4
RANCHO CORDOVA CA 95742

072-0410-046
OCCUPANT
3309 MONIER CIR # 5
RANCHO CORDOVA CA 95742

072-0410-046
OCCUPANT
3315 MONIER CIR # 1
RANCHO CORDOVA CA 95742

072-0410-046
OCCUPANT
3315 MONIER CIR # 2
RANCHO CORDOVA CA 95742

072-0410-046
OCCUPANT
3315 MONIER CIR # 3
RANCHO CORDOVA CA 95742

072-0410-046
OCCUPANT
3315 MONIER CIR # 4
RANCHO CORDOVA CA 95742

072-0410-046
OCCUPANT
3315 MONIER CIR # 5
RANCHO CORDOVA CA 95742

072-0410-047
THOMAS G CARVER
15008 ANILLO WAY
RANCHO MURIETA CA 95683

072-0410-047
OCCUPANT
3311 MONIER CIR
RANCHO CORDOVA CA 95742

072-0410-050,051
ETHAN CONRAD
1300 NATIONAL DR #100
SACRAMENTO CA 95834

072-0410-050
OCCUPANT
3333 SUNRISE BLVD # A
RANCHO CORDOVA CA 95742

072-0410-050
OCCUPANT
3333 SUNRISE BLVD # B
RANCHO CORDOVA CA 95742

072-0410-050
OCCUPANT
3333 SUNRISE BLVD # C
RANCHO CORDOVA CA 95742

072-0410-050
OCCUPANT
3333 SUNRISE BLVD # D
RANCHO CORDOVA CA 95742

072-0410-050
OCCUPANT
3333 SUNRISE BLVD # E
RANCHO CORDOVA CA 95742

072-0410-050
OCCUPANT
3333 SUNRISE BLVD # F
RANCHO CORDOVA CA 95742

072-0410-050
OCCUPANT
3333 SUNRISE BLVD # G
RANCHO CORDOVA CA 95742

072-0410-050
OCCUPANT
3333 SUNRISE BLVD # H
RANCHO CORDOVA CA 95742

072-0410-050
OCCUPANT
3333 SUNRISE BLVD # I
RANCHO CORDOVA CA 95742

072-0410-050
OCCUPANT
3333 SUNRISE BLVD # J
RANCHO CORDOVA CA 95742

072-0410-050
OCCUPANT
3333 SUNRISE BLVD # K
RANCHO CORDOVA CA 95742

072-0410-050
OCCUPANT
3333 SUNRISE BLVD # L
RANCHO CORDOVA CA 95742

ATTACHMENT 2

072-0410-051
OCCUPANT
3301 SUNRISE BLVD # A
RANCHO CORDOVA CA 95742

072-0410-051
OCCUPANT
3301 SUNRISE BLVD # B
RANCHO CORDOVA CA 95742

072-0410-051
OCCUPANT
3301 SUNRISE BLVD # C
RANCHO CORDOVA CA 95742

072-0410-051
OCCUPANT
3301 SUNRISE BLVD # D
RANCHO CORDOVA CA 95742

072-0410-051
OCCUPANT
3301 SUNRISE BLVD # E
RANCHO CORDOVA CA 95742

072-0410-051
OCCUPANT
3301 SUNRISE BLVD # F
RANCHO CORDOVA CA 95742

072-0410-051
OCCUPANT
3301 SUNRISE BLVD # G
RANCHO CORDOVA CA 95742

072-0410-051
OCCUPANT
3301 SUNRISE BLVD # H
RANCHO CORDOVA CA 95742

072-0410-051
OCCUPANT
3301 SUNRISE BLVD # I
RANCHO CORDOVA CA 95742

072-0410-051
OCCUPANT
3301 SUNRISE BLVD # J
RANCHO CORDOVA CA 95742

072-0410-051
OCCUPANT
3301 SUNRISE BLVD # K
RANCHO CORDOVA CA 95742

072-0410-051
OCCUPANT
3301 SUNRISE BLVD # L
RANCHO CORDOVA CA 95742

072-0410-059
DEBRA L & PETER M WINTERLING
3450 PALMER DR #4-251
CAMERON PARK CA 95682

072-0410-059
OCCUPANT
3239 MONIER CIR # 1
RANCHO CORDOVA CA 95742

072-0410-059
OCCUPANT
3239 MONIER CIR # 2
RANCHO CORDOVA CA 95742

072-0410-059
OCCUPANT
3239 MONIER CIR # 3
RANCHO CORDOVA CA 95742

072-0410-059
OCCUPANT
3239 MONIER CIR # 4
RANCHO CORDOVA CA 95742

072-0410-059
OCCUPANT
3239 MONIER CIR # 5
RANCHO CORDOVA CA 95742

072-0410-060
EBDC PROPERTIES LLC
3233 MONIER CIR #A
RANCHO CORDOVA CA 95742

072-0410-090
FERRIS ETC BROWNING
18500 N ALLIED WAY
PHOENIX AZ 85054

072-0410-090
OCCUPANT
3326 FITZGERALD RD
RANCHO CORDOVA CA 95742

072-0410-091
SHAW 1989 REVOCABLE TRUST
PO BOX 907
CONCORD CA 94522

072-0410-091
OCCUPANT
3350 MONIER CIR # 1
RANCHO CORDOVA CA 95742

072-0410-091
OCCUPANT
3350 MONIER CIR # 2
RANCHO CORDOVA CA 95742

072-0410-091
OCCUPANT
3350 MONIER CIR # 3
RANCHO CORDOVA CA 95742

072-0410-091
OCCUPANT
3350 MONIER CIR # 4
RANCHO CORDOVA CA 95742

072-0410-091
OCCUPANT
3350 MONIER CIR # 5
RANCHO CORDOVA CA 95742

072-0410-092,093
RUSSELL ADVENTURES LLC
3251 MONIER CIR
RANCHO CORDOVA CA 95742

072-0410-092
OCCUPANT
3251 MONIER CIR # A
RANCHO CORDOVA CA 95742

072-0410-093
OCCUPANT
3255 MONIER CIR #A
RANCHO CORDOVA CA 95742

ATTACHMENT 2

072-0410-093
OCCUPANT
3255 MONIER CIR #B
RANCHO CORDOVA CA 95742

072-0410-093
OCCUPANT
3255 MONIER CIR #C
RANCHO CORDOVA CA 95742

072-0410-093
OCCUPANT
3255 MONIER CIR #D
RANCHO CORDOVA CA 95742

072-0640-028
TRUSLER PROPS LLC
3110 DEER VALLEY RD
RESCUE CA 95672

072-0640-028
OCCUPANT
3253 FITZGERALD RD
RANCHO CORDOVA CA 95742

072-0640-028
OCCUPANT
3261 FITZGERALD RD #A
RANCHO CORDOVA CA 95742

072-0640-028
OCCUPANT
3261 FITZGERALD RD #B
RANCHO CORDOVA CA 95742

072-0640-030
FITZGERALD BUILDING GROUP LLC
3237 FITZGERALD RD
RANCHO CORDOVA CA 95742

072-1010-001
VORESIS HOLDINGS LLC
2725 GARFIELD AVE
CARMICHAEL CA 95608

072-1010-001
OCCUPANT
11368 MONIER PARK PL
RANCHO CORDOVA CA 95742

072-1010-002
ARGONAUT BREWING COMPANY
INCORPORATED
8673 CREEKSIDE WAY
FAIR OAKS CA 95628

072-1010-002
OCCUPANT
11366 MONIER CIR
RANCHO CORDOVA CA 95742

072-1010-003
DIEHL FAMILY REVOCABLE TRUST
509 TWAIN CT
ROSEVILLE CA 95747

072-1010-003
OCCUPANT
11362 MONIER PARK PL
RANCHO CORDOVA CA 95742

072-1010-004
EDWARD M HERMAN
11358 MONIER PARK PL
RANCHO CORDOVA CA 95742

072-1010-005
SKYLINE GROUP CORPORATION
786 EL PINTADO RD
DANVILLE CA 94526

072-1010-005
OCCUPANT
11354 MONIER PARK PL
RANCHO CORDOVA CA 95742

072-1010-006
MARK J & VICTORIA L JERPBK
11350 MONIER PARK PLZ
RANCHO CORDOVA CA 95742

072-1010-028
MONIER PARK OWNERS ASSOCIATION
11350 MONIER PARK PL
RANCHO CORDOVA CA 95742

072-1010-028
OCCUPANT
11368 MONIER CIR
RANCHO CORDOVA CA 95742

MEMORANDUM

DATE: August 1, 2016

TO: Honorable Mayor and Council Members

FROM: Matthew Diaz, Associate Planner



**SUBJECT: TRINITY GARDEN ESTATE TENTATIVE SUBDIVISION MAP EXTENSION;
PROJECT NO. DD9651 – NORTHEAST CORNER OF TRINITY RIVER DRIVE
AND COLOMA ROAD**

PROPERTY OWNER: Dr. Josef Martel 11216 Trinity River Drive Rancho Cordova, CA 95670	APPLICANT/DEVELOPER: Mr. Fred Arastoo AIA 2533 Sierra Boulevard Sacramento CA, 95825
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PROJECT: FILE: LOCATION: APN: PLANNER:	The applicant requests approval of a tentative subdivision map extension for the approved Trinity Garden Estate project approved by the City Council on July 5, 2006. This request would extend the expiration date of the subdivision map and subsequent design approvals for an additional 3 years. DD9651 Northeast corner of Trinity River Drive and Coloma Road. 056-0430-001-0000 Matthew Diaz, Associate Planner
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RECOMMENDATION

Adopt Resolution No. 102-2016, approving the Tentative Subdivision Map extension and updated Conditions of Approval.

RESULT OF RECOMMENDED ACTION

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

BACKGROUND

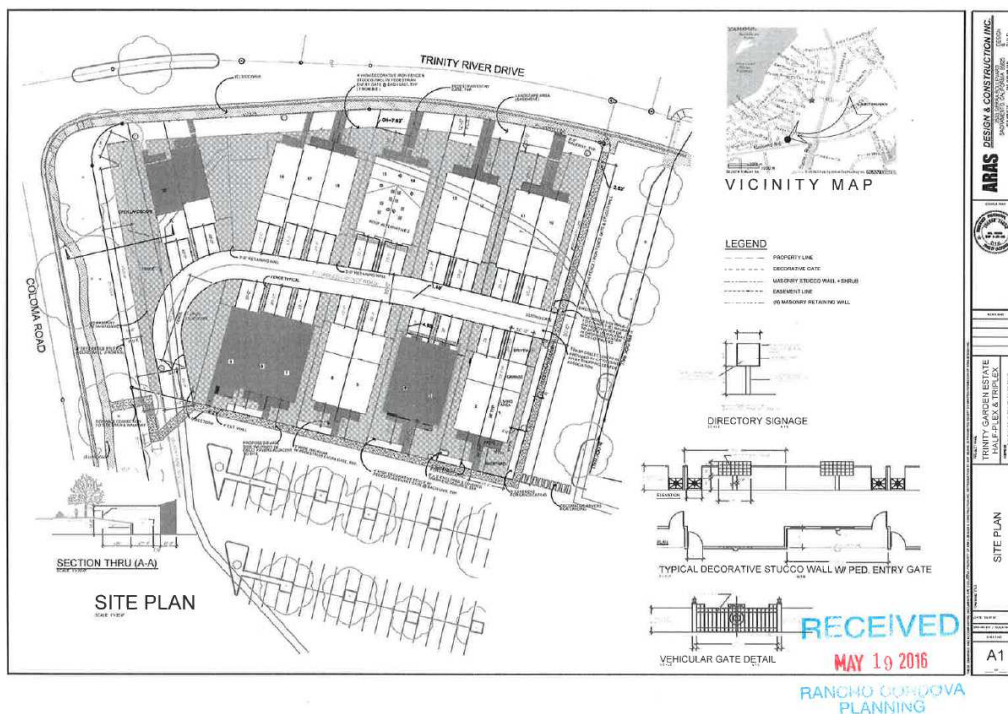
On July 5, 2006, the Rancho Cordova City Council approved the Trinity Garden Estate project (RC 05-190) which included: rezoning a 2.1-acre parcel from Shopping Center (SC) to RD-15 (Residential, 15 dwelling units per acre); a 20-lot tentative subdivision map; residential design review; and, a development agreement (DA). Due to a downturn in the housing market, the final map was never recorded and the homes were never built. The DA was also not recorded and under its terms, it expired in July 2013.

Since the tentative map is set to expire in July 2016, an application was made on May 19, 2016 to extend the tentative map another 36 month (3 years) consistent with RCMC 22.20.090. This formal request grants the applicant a temporary 60-day extension past the expiration date in order to allow City Council an opportunity to extend the expiration date of the map. Due to the time constraints of the map's expiration, a new development agreement was not submitted with this request. However, the project was routed for review and the conditions of approval were updated to reflect current standards including financial obligations. Since the original DA was not recorded and has since expired, the conditions of approval have been updated to ensure the project is responsible for its fair share of improvement and maintenance costs.

FIGURE 1: CONTEXT MAP



**FIGURE 2: Approved Tentative Subdivision Map
Trinity Gardens Estate RC05-190 (Resolution No. 124-2006)**



REQUIRED PERMITS AND REGULATORY BASIS

Since the development agreement is no longer active, a tentative subdivision map extension is required to extend the map up to 36 months (3 years). The map expires in July 2016; however the applicant is granted a temporary 60-day extension beyond the expiration date when a formal request for a map extension is made per the Subdivision Map Act and the City's Land Development Code (RCMC § 22.20.090).

Permits Required after Map Extension Approval:

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

ANALYSIS

Map extensions are allowed under the Subdivision Map Act and the City's Land Development (subdivision) Code. The applicant is not proposing any modifications to the approved zoning, subdivision, or design review at this time. While the review of the map extension is limited to only extending the map and not the original approvals, the applicant agreed to have these conditions of approval placed on the map. The conditions have been updated to reflect current standards including financial obligations for general City services and are consistent with those typically included in a DA. This includes all in-lieu fees, police and utility services, previous mitigation and conditions, and construction permit review after the final map has been recorded.

FISCAL ANALYSIS OF PROJECT

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

ENVIRONMENTAL

The project was analyzed under CEQA by the previously adopted Trinity Gardens Estates Mitigated Negative Declaration (June 2006). No changes to the project have occurred and no further analysis is necessary. A description of the evidence for the exemption is found in the findings included in **Attachment 1**.

RECOMMENDED MOTION

Staff recommends the Council adopt Resolution No. 102-2016 approving the extension to the tentative subdivision map (**Exhibit A**) and updated Conditions of Approval (**Exhibit B**).

ATTACHMENTS

1. Resolution No. 102-2016, approving the extension to the tentative subdivision map, (**Exhibit A**) and updated Conditions of Approval (**Exhibit B**).
2. 500 foot radius map and property owner list.
3. July 5, 2006 Staff Report and approved Resolution and Ordinance for the Trinity Gardens Estate (RC05-190) Rezone, Tentative Subdivision map, Design Review, and Development Agreement.

ATTACHMENT 1

CITY OF RANCHO CORDOVA

RESOLUTION NO. 102-2016

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
APPROVING A TENTATIVE SUBDIVISION MAP EXTENSION FOR TRINITY GARDENS
ESTATES; PROJECT NO. DD9651**

WHEREAS, On July 5, 2006, the Rancho Cordova City Council approved the Trinity Garden Estate project (RC05-190) which included: rezoning a 2.1-acre parcel from Shopping Center (SC) to RD-15 (Residential, 15 dwelling units per acre); a 20-lot tentative subdivision map; residential design review; and, a development agreement (DA), Assessor's Parcel Number: 056-0430-001; and

WHEREAS, Due to a downturn in the housing market the final map was never recorded and the homes were never built. Although the DA was never recorded, the 7-year time limit of the agreement expired in July 2013; and

WHEREAS, Since the tentative map is set to expire in July 2016, an application was made on May 19, 2016 to extend the tentative map another 36 month (3 years) consistent with RCMC 22.20.090. This formal request grants the applicant a temporary 60-day extension past the expiration date to receive City Council approval to extend the map; and

WHEREAS, the applicant has met all applicable requirements under State law and City ordinances related to this tentative subdivision map and the City Council is the appropriate authority to hear and take action on this project; and

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

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA authorizes approval of the Tentative Subdivision Map extension (**Exhibit A**), subject to the following findings and attached Conditions of Approval (**Exhibit B**):

- A. The City Council finds the project site was adequately analyzed pursuant to the California Environmental Quality Act (CEQA), as the project was previously analyzed under the adopted Trinity Gardens Estates Mitigated Negative Declaration (June 2006). No changes to the project have occurred and no further analysis is necessary.
- B. Section 66474 of the California Subdivision Map Act requires a City to deny approval of a tentative map, if any of the findings are found to be true. In the case of the proposed map, none of the required findings were found to be true. The following evidence supports the map request:
 1. **Finding:** That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.

Evidence: The proposed project is consistent with the General Plan and the land use designation as amended specified for this parcel. There are currently no

ATTACHMENT 1

buildings on site. All lots are consistent with the existing development standards of the General Plan and approved zoning designation.

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

Evidence: The proposed Tentative Subdivision Map extension is consistent with the existing development standards of the General Plan designation and the zoning standards as this request will extend the expiration date of the map and not result in changes to the approved layout.

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

Evidence: The site is physically suitable to subdivide as it has been previously analyzed and is surrounded by urban uses.

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

Evidence: The site is physically suitable for the proposed density of development and will comply with density and development requirements. Since the original DA was not recorded and has since expired, the conditions of approval have been updated to ensure the project is responsible for its fair share of improvement and maintenance costs.

5. **Finding:** That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Evidence: The proposed project was previously analyzed under the adopted Trinity Gardens Estates Mitigated Negative Declaration (June 2006). No changes to the project have occurred and no further analysis is necessary.

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

Evidence: The proposed extension includes necessary improvements to serve the residential subdivision. The proposed improvements are consistent with the City of Rancho Cordova Ordinances and Standards. No public health problems will result from approval of the subdivision map.

7. **Finding:** That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection, the legislative body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public.

Evidence: The proposed improvements included with the subdivision are consistent and meet the City of Rancho Cordova Ordinances and Standards and do not conflict with public easements and related necessary access through the

ATTACHMENT 1

subdivision. The applicant is not proposing any amendments to the approved plan.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the _____ day of _____, 2016 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David M. Sander, Mayor

ATTEST:

Mindy Cuppy, MMC, City Clerk

TRINITY GARDEN ESTATE

HALF-PLEX & TRIPLEX

COLOMA ROAD AT TRINITY RIVER DRIVE

SACRAMENTO, CALIFORNIA

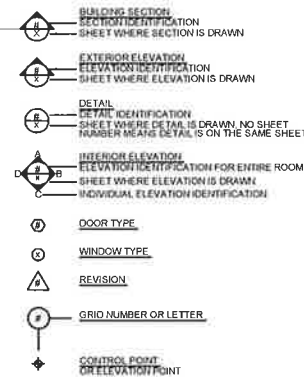
DEFERRED APPROVALS

DIFFERED ABNU, KITCHEN EXHAUST HOOD APPROVAL

TYPICAL ABBREVIATIONS

AT	ANCHOR	INT	INTERIOR
Ø	DIAMETER OR ROUND	INSUL	INSULATION
ABV	ANCHOR BOLT	LAM	LAMINATE
AC	AIR CONDITIONING	LAV	LAVATORY
ADJ	ADJUSTABLE	LT	LIGHT
APC	ACQUISITION PANEL CEILING	LVR	LOUVER
ARCH	ARCHITECTURAL	MAX.	MAXIMUM
BRD	BOARD	M.B.	MARKERBOARD
BLDG	BUILDING	MTL	METAL
BLK	BLOCK	MFR	MANUFACTURER
BLKG	BLOCKING	MIN	MINIMUM
BM	BEAM	MISC	MISCELLANEOUS
BOT	BOTTOM	M.O.	MASONRY OPENING
		(N)	NEW
		N.C.	NOT IN CONTRACT
		N.T.S.	NOT TO SCALE
		NO	NUMBER
		O.C.	ON CENTER
		O.D.	OUTSIDE DIAMETER
		OH	OVERHEAD
		O.F.S.	OUTSIDE FACE OF STUD
		P.	PITCH
		PI	PLATE
		P.LAM	PLASTIC LAMINATE
		PT.	POINT
		P.T.W.	PAPER TOWEL DISPENSER/ WASTE RECEPTACLE
		PWD.	PLYWOOD
		P.V.C.	POLY VINYL CHLORIDE
		R.B.	RESILIENT BASE
		R.D.	ROOF DRAIN
		REF.	REFRIGERATOR
		REIN.	REINFORCED
		REQD.	REQUIRED
		RES.	RESILIENT
		RM	ROOM
		R.O.	ROUGH OPENING
		S.D.	SOAP DISPENSER
		S.C.	SOLID CORE
		S.C.D.	SEAT COVER DISPENSER
		SHELV.	SHELVING
		SIM.	SIMILAR
		SMS.	SHEET METAL SCREW
		S.P.	STRUCTURAL PLYWOOD
		STL.	STEEL
		STD.	STANDARD
		STOR.	STORAGE
		SUSP.	SUSPENDED
		SYM.	SYMMETRICAL
		T.B.	TONGUE BAR w/ BLOCKING
		T.C.	TOP OF CURB
		T.O.C.	TOP OF CONCRETE
		TEL.	TELEPHONE
		T&G	TONGUE & GROOVE
		TPO	TOILET PAPER DISPENSER
		TV	TELEVISION
		TYP.	TYPICAL AT ALL SIMILAR CONDITIONS
		U.O.N.	UNLESS OTHERWISE NOTED
		VCT.	VINYL COMPOSITION TILE
		VERT.	VERTICAL
		VWC.	VINYL WALL COVERING
		W.	WITH
		W.C.	WATER CLOSET
		WD.	WOOD
		WH.	WATER HEATER
		WWF.	WELDED WIRE FABRIC
		WO.	WITHOUT
		WS.	WOOD SCREW
D.F.	DRINKING FOUNTAIN		
DET.	DETAIL		
DIA.	DIAMETER		
DIAG.	DIAGONAL		
DIM.	DIMENSION		
DISP.	DISPENSER		
DN.	DOWN		
DR.	DOOR		
DS.	DOWNSPOUT		
DWG.	DRAWING		
DWR.	DRAWER		
(E)	EXISTING		
EA.	EACH		
EFS.	EXTERIOR INSULATION & FINISH SYSTEM		
E.J.	EXPANSION JOINT		
ELEC.	ELECTRICAL		
ELEV.	ELEVATION		
EQ.	ELECTRICAL PANEL		
EQ.	EQUAL		
EQUIP.	EQUIPMENT		
EXH.	EXHAUST		
EXP.	EXPANSION		
EXPD.	EXPOSED		
EXT.	EXTERIOR		
F.D.	FLOOR DRAIN		
F.E.	FIRE EXTINGUISHER		
F.H.	FIRE HYDRANT		
FHC.	FIRE HOSE CABINET		
FIN.	FINISH		
FL.	FLOOR		
F.O.C.	FACE OF CONCRETE		
F.O.F.	FACE OF FINISH		
F.O.S.	FACE OF STUD		
FTG.	FOOTING		
GALV.	GALVANIZED		
GB.	GRAB BAR w/ BLOCKING		
GEN.	GENERAL		
GYP.	GYP SUM		
HOR.	HEADER		
H.B.	HOLE BOSS		
H.C.	HOLLOW CORE		
HOWD.	HANDWOOD		
HORIZ.	HORIZONTAL		
H.M.	HOLLOW METAL		
HR.	HOUR		

TYPICAL SYMBOLS



PROJECT DATA

ASSESSOR'S PARCEL NO.: 056-0430-001
PROJECT NAME: TRINITY GARDEN ESTATE
LOT AREA: 1.579 ACRES

EXISTING USE: VACANT
PROPOSED USE: RESIDENTIAL
CURRENT ZONING: SC (PDC)BP
PROPOSED ZONING: RESIDENTIAL
SEWER SERVICE: SACRAMENTO COUNTY
WATER SUPPLY: ARDEN CORDOVA WATER
DISTRICT FIRE PROTECTION: SACRAMENTO METROPOLITAN FIRE DISTRICT

TELEPHONE SERVICE: PACIFIC BELL
ELECTRIC SERVICE: S M U D
GAS SUPPLY: P G & E
SCHOOL DISTRICT: CORDOVA PARK DISTRICT

PROJECT SUMMARY

PROJECT TYPE: ATTACHED TOWNHOMES
LOT AREA: 1.579 ACRES = 68,781.24 S.F.
AVERAGE LOT SIZE: 2,500.00 S.F.
BLDG AREA: UNIT = 1,800 S.F. (FLOOR AREA)
X 20 UNITS = 36,000 S.F.

TOTAL UNITS = 20
CURRENT USE OF ADJOINING PARCELS : COMMERCIAL AND RESIDENTIAL

SUBJECT LOTS:

LOT -4 , & LOT-3

TYPE	HALF PLEX
APPROX AREA	
1ST FLOOR	720.00 SQ. FT.
2ND FLOOR	1095.00 SQ. FT.
GARAGE AREA	400 SQ. FT.
OPEN CONC. PORCH	78 SQ. FT.
TOTAL	1815.00 SQ. FT.

LOT -7 , & LOT-9

TYPE	TRIPLEX
APPROX AREA	
FIRST FLOOR	654 SQ. FT.
SECOND FLOOR	1035 SQ. FT.
GARAGE	380 SQ. FT.
FRONT PORCH	94 SQ. FT.
TOTAL	2170 SQ. FT.

LOT -8

TYPE	TRIPLEX
APPROX AREA	
FIRST FLOOR	645 SQ. FT.
SECOND FLOOR	1022 SQ. FT.
GARAGE	389 SQ. FT.
REAR PORCH	94 SQ. FT.
TOTAL	2150 SQ. FT.

PROJECT DIRECTORY

OWNER:
DR. JOSEF MARTEL
ADDRESS: 11216 TRINITY RIVER DRIVE
RANCHO CORDOVA, CA 95670
TEL (916) 435-8161

ARCHITECT:
ARAS DESIGN & CONSTRUCTION, INC.
2533 SIERRA BLVD
CALIFORNIA, CA 95825
TEL (916) 486-0110
FAX (916) 486-0110
CONTACT: FREYDOON ARASTOOZADEH, A.I.A.

STRUCTURAL ENGINEER:
ZOKON ENGINEERING
13405 FOLSOM BLVD., #300
FOLSOM, CA 95630
TEL (916) 358-7500
CONTACT: TOORAK ZOKAIE, P.E.

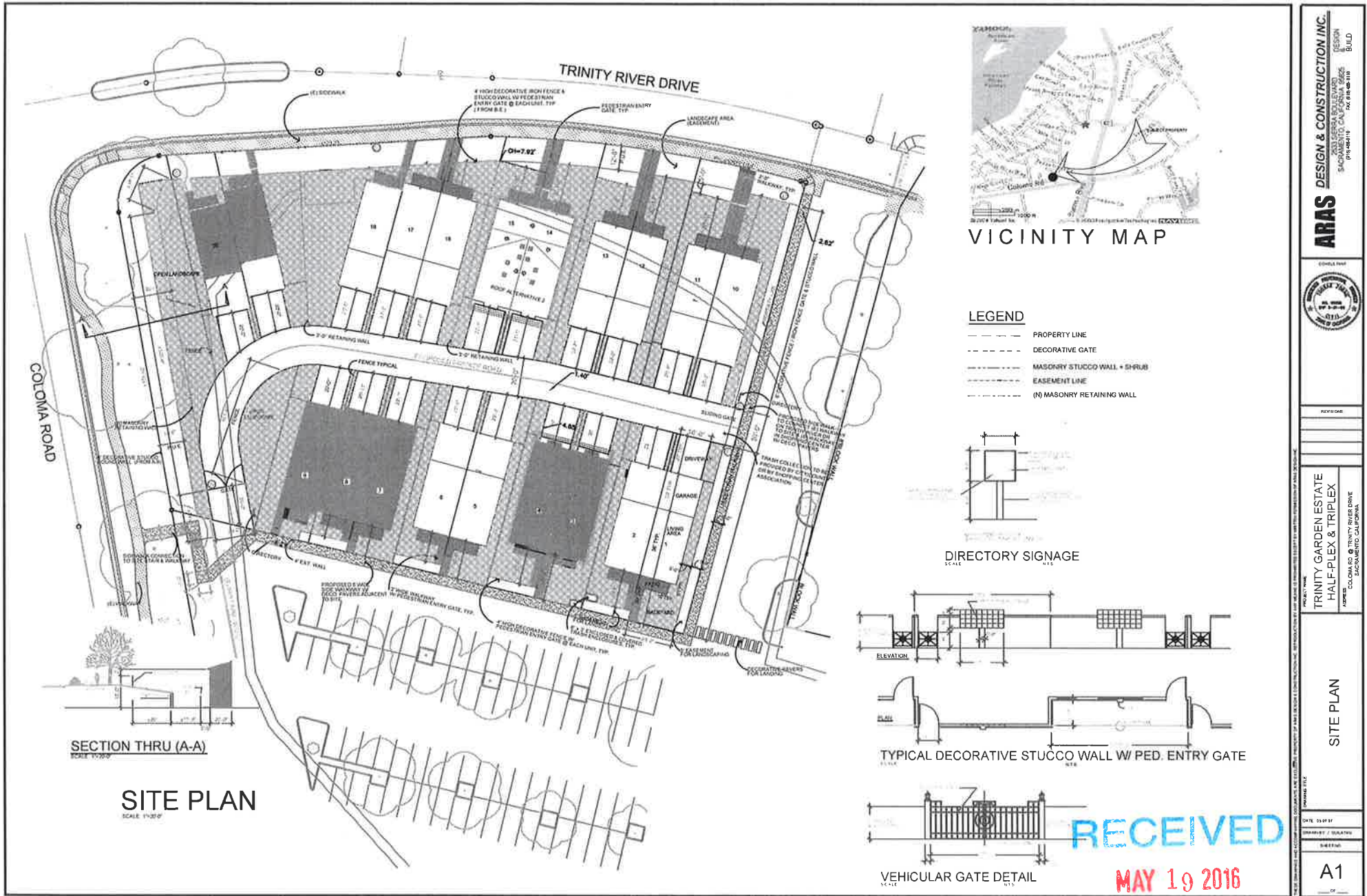
SHEET INDEX

ARCHITECTURAL	COVER SHEET & GENERAL INFORMATION
A0	SITE PLAN & DETAILS
A1	MATERIAL SPECIFICATIONS
A2	HALF PLEX
A3	FIRST & SECOND FLOOR PLAN
A4	ELEVATIONS
A5	ELEVATIONS
A6	LIGHTING PLAN
A7	SECTIONS & DETAILS
A8	2ND FLOOR FRAMING PLAN
A9	ROOF FRAMING PLAN
A10	FOUNDATION PLAN
A11	TRIPLEX
A12	FIRST FLOOR PLAN
A13	SECOND FLOOR PLAN
A14	ELEVATIONS
A15	FIRST LIGHTING PLAN
A16	SECOND ELECTRICAL PLAN
A17	SECTIONS & DETAILS
A18	SECOND FLOOR FRAMING
A19	ROOF FRAMING PLAN
A20	FOUNDATION PLAN
STRUCTURAL	STRUCTURAL STANDARD NOTES
S1	STRUCTURAL STANDARD NOTES
S2	STRUCTURAL DETAILS
S3	STRUCTURAL DETAILS

RECEIVED
MAY 19 2016
RANCHO CORDOVA
PLANNING



VICINITY MAP



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 to grant a Tentative Subdivision Map extension for the previous approved Trinity Garden (RC05-190) project. The project is described in the August 1, 2016 City Council Staff Report and shown on the respective project exhibits.	Project Description	On-Going	Planning	
2.	The project shall comply with the approved design and requirements per Resolution 124-2006 (RC05-190) adopted by the City Council on July 5, 2006.	Consistency with RC05-190 Approval	On-Going	Planning	
3.	The Applicant shall hold harmless the City, its Council Members, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	General	On-Going	Planning	
4.	Any future alteration to the buildings, change in use, intensification of the site, or modification to the parking and landscaped area must be reviewed by the City to ensure compliance with all local, state, and federal regulations. Minor modifications that are found to be in substantial conformance with the approved plans such as colors, plant materials, or minor lot line adjustments, may be approved administratively. Major modifications shall be approved by the applicable decision making body.	General	On-Going	Planning/ Building /Public Works	
5.	Signage is not approved with this permit. All signage shall comply with the City of Rancho Cordova Zoning Code.	Signage	On-Going	Planning	
6.	For projects that abut residential uses, a screening wall shall be constructed and/or maintained in accordance with RCMC 23.731. The final design shall be review and approved by the Planning	Construction	On-Going	Planning/ Building	

Conditions of Approval

EXHIBIT B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
	Department.				
7.	Noise sources associated with construction, repair, remodeling, demolition, paving and/or grading of any real property must adhere to the development standards outlined within the City's Noise Element and RCMC 6.68.	Construction	On-Going	Planning/ Building	
8.	In the event of the encounter of subsurface materials suspected to be of an archaeological or paleontological nature or if any human remains are found, all grading and/or excavation shall cease, the find shall be left untouched, and the City Planning Department shall be immediately notified. This requirement shall be noted on the Grading and Building Plans, prior to issuance of permits. A qualified professional archaeologist certified by the Register of Professional Archaeologists or paleontologist with a degree(s) in paleontology or geology, to evaluate and make recommendations as to disposition, mitigation and/or salvage. The recommendation shall be implemented before work may proceed.	Construction	Prior to Issuance of Building Permits	Planning/ Building	
9.	Applicant shall be responsible for all damage to City streets associated with construction of the project and shall repair any damage as soon as possible.	Construction	On-Going	Planning/ Public Works	
10.	The removal and replanting of landscape not listed on the approved plan set must be consistent with RCMC 23.716.080 through 23.716.090 and reviewed by the Planning Department prior to the removal. All landscape care, maintenance, and tree pruning must adhere to RCMC 23.716.100 through 23.716.110.	Landscaping	On-Going	Planning	
Prior to Recordation of the Final Map					

Conditions of Approval

EXHIBIT B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
11.	The Tentative Subdivision Map approval is valid for three years from the date of City Council approval, unless an extension of time is subsequently approved per Government Code Section 66452.6(e) or extended by the terms of a Development Agreement.	Subdivision	Three years, commencing with the date of approval.	Planning/ Public Works	
12.	Prior to the recordation of any final map for the Project or for any individual residential or nonresidential parcel of the Property, Landowner shall pay in-lieu fees to mitigate the costs of development impact based on a 5 acre per 1000 population standard. These development impact fees shall be in the amount of \$9,082 (in 2016) per single-family residential parcel or residential parcel equivalent which shall be adjusted on an annual basis beginning on January 1, 2017 as stated in the Cordova Recreation and Park District Park Impact Fee Nexus Study. The development impact fee of \$9,082 (in 2016) shall not include the costs of park street frontage improvements. Landowner shall be obligated to provide park land in-lieu fees to the Cordova Recreation and Park District to satisfy a total park land obligation of 0.29 acres (calculated as five (5) acres of park land per 1,000 residents). The calculation of fees in-lieu of dedication shall be based on the appraised value of the land within the Project valued after the approval of the tentative map per City requirements. Maintenance fees will automatically be assessed by the County in the existing Park Maintenance and Recreation Improvement District (PMRID) Area A. Landowner will be deemed to have satisfied in full its park development obligation after fulfilling these requirements.	Park In-lieu	Prior to recordation of Final Map	Cordova Parks and Recreation District (CRPD)	
13.	The Landowner's obligation to dedicate open space land to the City shall be satisfied by the payment of in lieu fees. The amount of the in lieu fee and the timing for the appraisal and payment of the in lieu fee shall be determined in accordance with RCMC 22.40.040 and 22.40.045.	Open Space	Prior to recordation of final map	Planning/ Public Works	

Conditions of Approval

EXHIBIT B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
14.	Prior to the recordation of any final map for the Project or for any individual residential or nonresidential parcel of the Property, Landowner shall support the annexation of the Project into the Community Facilities District No. 2013-2 (Police Services) and cover Landowner's fair share costs of the CFD annexation, not to exceed \$7,000, for the Property. City agrees that the CFD will provide that on lands designated for all residential land use categories, the base year Police Special Tax shall be \$508.51 annually per residential dwelling unit, including multi-family units. The special tax imposed by the CFD will be payable on a parcel within the Property only after a building permit has been issued by the City for the construction of a building for that particular parcel, and there will be no undeveloped land tax imposed by the CFD. The CFD shall further provide that on each July 1, commencing July 1, 2017, the Special Police Tax shall be escalated by the increase, if any, in the Local Consumer Price Index (CPI) for the San Francisco-Oakland-San Jose Area for All Urban Consumers. The CPI used shall be as determined by the Bureau of Labor Statistics from April to April. However, in no event shall the tax per parcel for any fiscal year be less than the amount established in the prior fiscal year. Landowner agrees that it will not vote to repeal or amend the Police Special Tax being imposed in the amounts set forth above otherwise the Landowner shall be obligated to annually pay the difference between the amount of the Police Tax after the Landowner's vote to repeal or amend the tax, and the amount of the proposed Special Police Tax set forth above.	Police Services	Prior to recordation of Final Map	Finance	
15.	Applicant shall record the Conditions of Approval/Mitigation Monitoring Report Program and pay recordation fees to the County Recorder's Office.	Parking and Access	Prior to recordation of Final Map	Planning	

Conditions of Approval

EXHIBIT B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
16.	Dedicate a 12.5-foot public utility easement for underground facilities and appurtenances adjacent to all public streets rights-of-ways.	Utilities	Prior to recordation of Final Map	SMUD	
17.	Dedicate Lot A and 10 feet adjacent thereto as a public utility easement for underground facilities and appurtenances.	Utilities	Prior to recordation of Final Map	SMUD	
18.	The final map shall show easements or other mapped provisions for the placement of centralized mail delivery units.	Mail	Prior to recordation of Final Map	Public Works	
19.	Property Owner/Applicant shall provide or agree to a funding mechanism for maintenance of frontage landscaping by annexation to the City Landscape Maintenance Community Facilities District. All costs associated with the annexation shall be borne by the Property Owner/Applicant.	Frontage Landscaping	Prior to final map or issuance of building permit, whichever occurs first.	Public Works	
20.	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.	Stormwater	Prior to final map or issuance of building permit, whichever occurs first.	Public Works	
21.	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,	Public Improvements	Prior to final map or issuance of building permit,	Public Works	

Conditions of Approval

EXHIBIT B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
	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.		whichever occurs first.		
22.	Property Owner/Applicant shall participate in the provision of funding to provide transit-related services by voting to approve a special tax for the parcels created by this subdivision approval. The tax shall be the per parcel annual amount (with appropriate annual inflation adjustment) as established at the time of voting by the City Council. The election to provide for the tax shall be completed prior to the recording of the final map. The property owner shall be responsible for paying all costs associated with holding the election. The tax shall be due at the time specified in the ordinance imposing the tax. In addition, the Owner of the property shall hold a deed assessment in the form of Conditions, Covenants & Restrictions against the property, or other form as shall be approved by the City, which assessment will take effect in the event the special tax described in this Condition of Approval is reduced or repealed. Contact: Elizabeth Sparkman at (916) 851-8714 as there may be a 1-2 month lead time to satisfy this condition.	Transit-Related Services	Prior to final map or issuance of building permit, whichever occurs first.	Public Works	
23.	Enter into a Subdivision Improvement Agreement and provide a performance bond and labor and material bond.	Subdivision Agreement	Prior to recordation of the subdivision map	Public Works	
24.	Reciprocal access and roadway maintenance agreements shall be provided for interior roadways: provisions for necessary repair and maintenance of the roadway surface; removal of vegetation	Utilities	Prior to recordation of Final Map	Metro Fire	

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		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
	infringing of the roadway clear vertical height of 13'-6" or width of 20'-0"; provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE LANE signage or striping; provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems; unrestricted use of and access to the roadway covered by the agreements.				
At Improvement Plans/Grading Permit Issuance					
25.	Incorporate permanent storm water quality treatment measures into the site improvement plans in conformance with applicable County ordinances & standards, and state and federal law.	Water Treatment	Prior to approval of improvement Plans	Public Works	
26.	Any vegetation damaged or destroyed by construction activities shall be replaced with like or comparable plant materials, and if damage occurs off-site, the replacement plants shall be approved by the property owner and the Planning Department, prior to occupancy approval in accordance with RCMC 23.716.080.	Landscaping	At Improvement Plans/ grading permit issuance	Planning	
27.	For projects that abut residential uses, the perimeter fence/screening wall shall be installed within two weeks from completion of site demolition and/or grading work in accordance with the approved plans and RCMC 23.731. If the fence at an abutting residential property is planned for removal, or if an existing residential property does not have a fence, the replacement perimeter fence/wall shall be completed within two weeks from removal of the original fence, unless otherwise approved by the Planning Department.	Landscaping	At Improvement Plans/ grading permit issuance.	Planning	
28.	The project shall incorporate the following design features to ensure adequate emergency access: turning radii into the development shall meet the District standard of 25 feet inside and 50 feet outside; the gate at the entrance from the shopping center	Safety	At Improvement Plans/ grading permit	Metro Fire	

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	parking lot shall swing in the direction of egress from the proposed development and shall be on a free-exit loop only; the project proponent shall comply with SMFD requirements for access driveway surfaces; vehicle parking shall be prohibited along the entire length of the internal roadway and approved fire lane identification signage/stripping shall be provided; all internal roads shall be free of traffic calming measures, speed bumps, humps, etc.; sufficient visitor/guest vehicle parking spaces must be provided to prevent vehicle parking in the roadway.		issuance.		
29.	Plans shall be submitted to the fire prevention bureau showing hydrant locations for review and approval prior to construction. Fire hydrant details and fire department notes shall be shown on the site plans or improvement drawings.	Safety	At Improvement Plans/ grading permit issuance.	Metro Fire	
30.	Provide access roadways to Fire District standards.	Safety	At Improvement Plans/ grading permit issuance.	Metro Fire	
Prior to Issuance of Building Permits					
31.	Applicant shall photo-document the condition of adjacent streets, sidewalks and infrastructure to the satisfaction of the Public Works Department.	General	Prior to issuance of the first building permit	Public Works	
32.	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	Improvement Plans	Prior to issuance of the first building permit	Public Works	

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	- Private street pavement section shall meet minimum city standards. - All landscape strips, medians, ect that contain trees shall be installed with continuous root barriers. - Utility laterals - 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. - Install new sidewalk as necessary to provide continuous access from Trinity River Drive and Coloma Road to the proposed site. Applicant shall obtain ingress/egress right if necessary. - 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.				
33.	Prior to acceptance of the improvements, as-built grading and improvement plans 1 full size hard copy, as well as a compact disc containing said plans in AutoCAD and pdf format, and a GIS Shape file shall be submitted and approved by the Public Works Department.	Improvement Plans	Prior to issuance of the first building permit	Public Works	
34.	All storm drain within private roads shall be privately maintained.	Storm Drain	Ongoing	Public Works	
35.	Bicycle Parking (short and long term) 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 review and approved by the Planning Department.	Bicycle Parking	Prior to Issuance of Building Permits	Planning	

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36.	The walls or fences along Trinity River Drive and the walls along the east property line shall be a maximum of three feet in height or open wrought iron fencing shall be used to allow visibility between private lots, private patios, open space, public streets, and parking lots. This will allow residents to view those areas and discourage criminal or mischievous behavior. Fencing plans shall be reviewed and approved by the Community Development Director and Police Chief.	Screening	Prior to Issuance of Building Permits	Planning	
37.	The buildings shall be reviewed for architectural consistency with the approved plans by the Community Development Director or his designee.	Design	Prior to Issuance of Building Permits	Planning	
38.	Each phase of the development may be pre-plotted and approved before the issuance of the permit for that phase. The following criteria will be used to ensure the project meets the adopted design guidelines: • Two of the same architectural styles or color schemes shall not be placed next to each other. • No two of the same floor plans may be placed next to each other, unless they have different elevations. • Any two story house on a corner shall provide all the window trims and casing, shutters and other details found on the front elevation on all sides, as shown on the design elevations. • Any two story structure placed on a corner lot will be required to have the setbacks for corner lots, as shown within the Design Review Package. • The front yard setbacks for any two adjacent lots shall not be the same distance. A two foot offset shall be the minimum setback required to meet this condition. • No more than three two-story homes shall be placed in a row, unless the Community Development Director determines there	Design	Prior to Issuance of Building Permits	Planning	

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	is sufficient front building setback and differentiating mass that the row of homes does not present the appearance of a large mass of two story homes. Man doors are required in the garage to exit into the sideyard.				
39.	Vents, gutters, downspouts, flashing, electrical conduits, etc., shall be painted to match the color of the adjacent surface, unless otherwise approved by the Planning Department.	Architectural	Prior to Issuance of Building Permits	Planning	
40.	Construction plans must include all windows and final architectural element details to be reviewed and approved by the Planning Department. This includes all building fixtures, exterior lighting, walkway lighting, parking lot lighting, and street lights on the Site, Utility, Landscape, and Building Plans, prior to the issuance of any permits. The height and style of fixtures shall be shown. Energy-saving fixtures shall be used and noted on the plans and all illumination shall be installed in a manner that is glare shielded and directed away from adjacent properties and right-of-ways.	Architectural	Prior to Issuance of Building Permits	Planning	
41.	Rooftop equipment (HVAC, meters, refrigeration equipment, plumbing lines, ductwork and transformers), shall not extend above the building parapet and shall be screened from view on all sides with materials architecturally compatible with the main structure. Screening details shall be shown on the Building Plans and submitted for review and approval by the Planning Department, prior to the issuance of Building Permits and installed prior to occupancy approval.	Architectural	Prior to Issuance of Building Permits	Planning	
42.	Utility areas, electrical and gas meters shall be architecturally screened from view.	Architectural	Prior to Issuance of Building Permits	Planning/ Building/ Public Works	

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43.	All trash enclosures and refuse areas shall comply with zoning code regulations and all service provider standards regarding amount, design, and access based upon the project's estimated need and waste pickup schedules. Trash enclosures should try to incorporate the same architectural treatments, materials and colors as the main building in order to properly screen them from view.	Architectural	Prior to Issuance of Building Permits	Planning/ Building	
44.	A final landscape plan shall be submitted 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 Improvement Plan/ Building Permits/ Installation of new landscape material.	Planning/ Public Works	
45.	For each subdivision with three or more model homes, the developer shall submit a landscape plan and install landscaping for one model home which incorporates the city's water conserving landscape requirements. The intent of this requirement is to demonstrate to prospective home buyers the feasibility and aesthetic qualities of water-conserving landscape design. Signs identifying aspects of the landscape design and irrigation shall be placed around the model. These signs should be clearly marked on the landscape plan for the model. The following criteria shall be used in developing and placing the signs: 1. Front Yard Sign Identifying Model. A sign, large enough to be	Model Home Landscaping	Prior to Issuance of Building Permits	Planning/ Public Works	

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	visible from the street and sidewalk (at least two feet by two feet) shall be located in front of the model home. The sign shall indicate that the model is landscaped with water-conserving plant materials and irrigation systems. 2. Other Exterior Signs. A sign shall be placed within the landscaped area identifying the irrigation system used, the different subareas of the landscape, and any other features that contribute to the overall water-conserving theme. 3. Interior Signs or Displays. A drawing, or combination of drawings, shall be displayed inside the model, providing a schematic of the landscape. These drawings shall include a key identifying the plants in the yards. It is suggested that this schematic also be printed on a one-page handout to be available at the model or the sales office. The drawings could be a simplified rendering of the landscape plan itself, using common names rather than the Latin names for the plants. The drawing(s) should be colorful and easy to read. Literature describing water-conserving landscapes shall be available to individuals touring the model (RCMC 22.180.100).				
46.	Approved fire hydrants capable of providing the required fire flow shall be installed and operational prior to any construction or on-site storage of combustible materials. Hydrant spacing, minimum fire flow and other fire requirements shall be approved by the Fire District.	Safety	Prior to Issuance of Building Permits	Metro Fire	
47.	Residential roof coverings shall consist of materials that have a minimum Class C rating.	Safety	Prior to Issuance of Building Permits	Metro Fire	
48.	A copy of the road maintenance agreement shall be provided for review and approval by the Fire District.	Safety	Prior to Issuance of	Metro Fire	

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			Building Permits		
Prior to Final inspection/Certificate of Occupancy					
49.	In addition to the conditions of approval, the mitigation monitoring and reporting program must be completed in accordance with their implementation timing prior to final inspection. This is to satisfy the requirements of the project's CEQA review.	Environmental	Prior to Final Inspection/ Certificate of Occupancy	Planning	
50.	Upon completion of the installation of the landscaping, the designer shall certify that the landscape complies with all city water conserving landscape requirements. Certification shall be accomplished by completion of a certificate of compliance on a form approved by the Director of the City Public Works Department. Failure to submit a complete and accurate certificate of compliance will delay final approval of the project and/or discontinue water service per RCMC 22.180.090. Upon receipt of the certificate of compliance and site inspection from City staff, the landscaping performance bond will be released.	Landscaping	Prior to Final Inspection/ Certificate of Occupancy	Planning /Public Works	
51.	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	
52.	Install security gates according to the Sacramento County Fire Code emergency access gates and barrier requirements. All proposed pedestrian access gate installations shall be in full compliance. Gates and fencing plans shall be reviewed by the Fire District prior to installation.	Safety	Prior to Final Inspection/ Certificate of Occupancy	Metro Fire	
53.	Fire lane identification signage/stripping shall be provided along interior access drive to prohibit parking.	Safety	Prior to Final Inspection/ Certificate of Occupancy	Metro Fire	

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54.	Property owner shall enter into an agreement (e.g. C C & Rs) that controls vehicular parking on the interior access roadways and contains provisions for the timely removal of vehicles parking in prohibited areas. A copy of these regulations shall be provided to Metro Fire for review.	CC&Rs	Prior to Final Inspection/ Certificate of Occupancy	Metro Fire	
55.	A maintenance agreement or other mechanism determined suitable by the City, shall be developed and signed by all owners to ensure the timely repair and maintenance of private roadways and common space within the development.	Maintenance	Prior to Final Inspection/ Certificate of Occupancy	Police / Planning	
56.	Lighting shall be installed as approved by the design review process to allow adequate visibility by residents, law enforcement and passersby during nighttime hours. Lighting fixtures shall resist breakage and vandalism. Parking areas, roadways and drive shall be illuminated with high intensity discharge lighting equipped with vandal resistance covers and photocell control. A lighting level of 0.25 to 0.50 foot-candles shall be maintained at ground level. At entry intersections 0.50 foot-candles shall be provided.	Lighting	Prior to Final Inspection/ Certificate of Occupancy	Planning / Police	
57.	Building numbers shall be posted on each building in locations and heights as to allow visibility by responding public safety personnel.	Addressing	Prior to Final Inspection/ Certificate of Occupancy	Police / Metro Fire	
58.	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.	Addressing	Prior to Final Inspection/ Certificate of Occupancy	Planning / Metro Fire	
Mitigation Measures					

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59.	The project proponent shall ensure that no trees are removed or relocated during construction and operation of the proposed project. If construction activities (including grading) are to occur within 25 feet of the drip line of any existing tree, orange construction fencing shall be placed around the tree at the drip line of the tree in order to prevent accidental damage or removal of the tree. This construction fencing shall not be placed such that it impedes pedestrian traffic on the sidewalk along Coloma Road. Orange fencing may be placed closer than the drip line only in those locations where it is necessary to do so to prevent impacting pedestrian traffic on Coloma Road. If construction activities are to occur within the drip line of any tree, the project proponent shall submit a tree impact prevention plan to the City for approval prior to operations within that area. The plan shall include an arborist's report identifying all onsite trees and information on their relative health and condition, as well as details on steps to be taken to prevent accidental damage or removal of trees. No construction activities may occur within the drip line of any existing tree without an approved plan.	Mitigation Measure	Throughout construction activities.	Planning	
60.	Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during development activities, work shall be suspended and the City shall be immediately notified. The applicant shall coordinate any necessary investigation of the site with appropriate specialists, as needed. The applicant shall be required to implement any mitigation necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.98 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If remains are determined to be Native	Mitigation Measure	Throughout construction activities.	Planning	

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	American, guidelines of the NAHC are to be adhered to in the treatment and disposition of the remains. This measure shall be included as a note on all project plans.				
61.	If any underground storage tanks (UST) are discovered during construction activities, the UST shall be removed as required by the County Environmental Management Department (EMD), Hazardous Materials Division. In addition, groundwater and soil investigation for contamination and remediation in the tank vicinity shall be conducted if required by the EMD. This mitigation measure shall be included on all improvement plans.	Mitigation Measure	Throughout construction activities.	Planning	
62.	The project proponent shall ensure that all exposed surfaces, graded areas, storage piles, and haul roads are watered at least twice daily during construction activities. This requirement shall be included as a note on all improvement plans.	Mitigation Measure	Prior to issuance of grading permits and/or approval of improvement plans.	Planning	
63.	The project proponent shall ensure that the amount of material actively worked, the amount of disturbed ground, and the amount of material stockpiled is minimized throughout the construction of the project. This requirement shall be included as a note on all improvement plans.	Mitigation Measure	Prior to issuance of grading permits and/or approval of improvement plans.	Planning	
64.	The project proponent shall require that paved streets adjacent to the project site are washed or swept at least once daily to remove accumulated dust. This requirement shall be included as a note on all improvement plans.	Mitigation Measure	Prior to issuance of grading permits and/or approval of improvement plans.		
65.	The project proponent shall ensure that materials or waste are not stockpiled on site for periods of more than seven consecutive days. Construction debris shall be transported to the proper disposal facility in a timely manner to avoid creating shelter for transient	Mitigation Measure	Prior to issuance of grading permits and/or approval		

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	burrowing owls. This measure shall be included as a note in all improvement plans.		of improvement plans.		
66.	Prior to each phase of grading and construction begun between February 1 and September 1, the applicant shall ensure that a preconstruction survey is performed to determine if active raptor nesting is taking place in the area. If nesting is observed, consultation with the California Department of Fish and Game (CDFG) shall occur in order to determine the protective measures which must be implemented for the nesting birds of prey. If nesting is not observed, no further action is required. If grading or construction occurs between September 2 and January 31, no preconstruction survey is required. However, if a hawk is noticed during construction activities, construction activities will halt and the CDFG and the City shall be notified prior to further actions.	Mitigation Measure	Survey shall be conducted prior to approval of grading and/or improvement plans. Monitoring for birds of prey shall be conducted throughout construction activities.		
67.	The project applicant shall adhere to the following standard mechanisms for mitigation of construction-related nuisances including: restrictions on the hours of construction activities; restrictions on noise levels associated with construction equipment; watering and/or other dust control at all construction sites; and City approval of proposed construction storage and staging areas (including employee parking). These mechanisms shall ensure that noise levels remain below established City of Rancho Cordova General Plan and Noise Ordinance standards. The project applicant shall continuously post visible signage providing a name, address, and 24-hour phone number for information and/or complaints regarding the construction activities. This may be a City number if applicable. These requirements shall be included as a note on all construction	Mitigation Measure	Prior to approval of grading and/or improvement plans.		

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
	plans and in the improvement plan submittal.				
68.	The project proponent shall coordinate with the Sacramento Municipal Utilities District (SMUD) to ensure that all transformers on-site or immediately adjacent to the site that predate 1979/1980 are sampled and analyzed as needed to determine the presence or absence of PCBs. All PCB-containing transformers shall be removed and replaced with PCB-free transformers according to the requirements of SMUD.	Mitigation Measure	Prior to issuance of building permits		
69.	As construction occurs, all debris, trash, refuse, and abandoned, discarded, and/or out-of-service items shall be removed from the proposed project sites and deposited off-site in an appropriate disposal facility. This mitigation measure shall be included on all improvement plans.	Mitigation Measure	All such materials shall be completely removed prior to issuance of building permits		

General Information and Compliance Items:

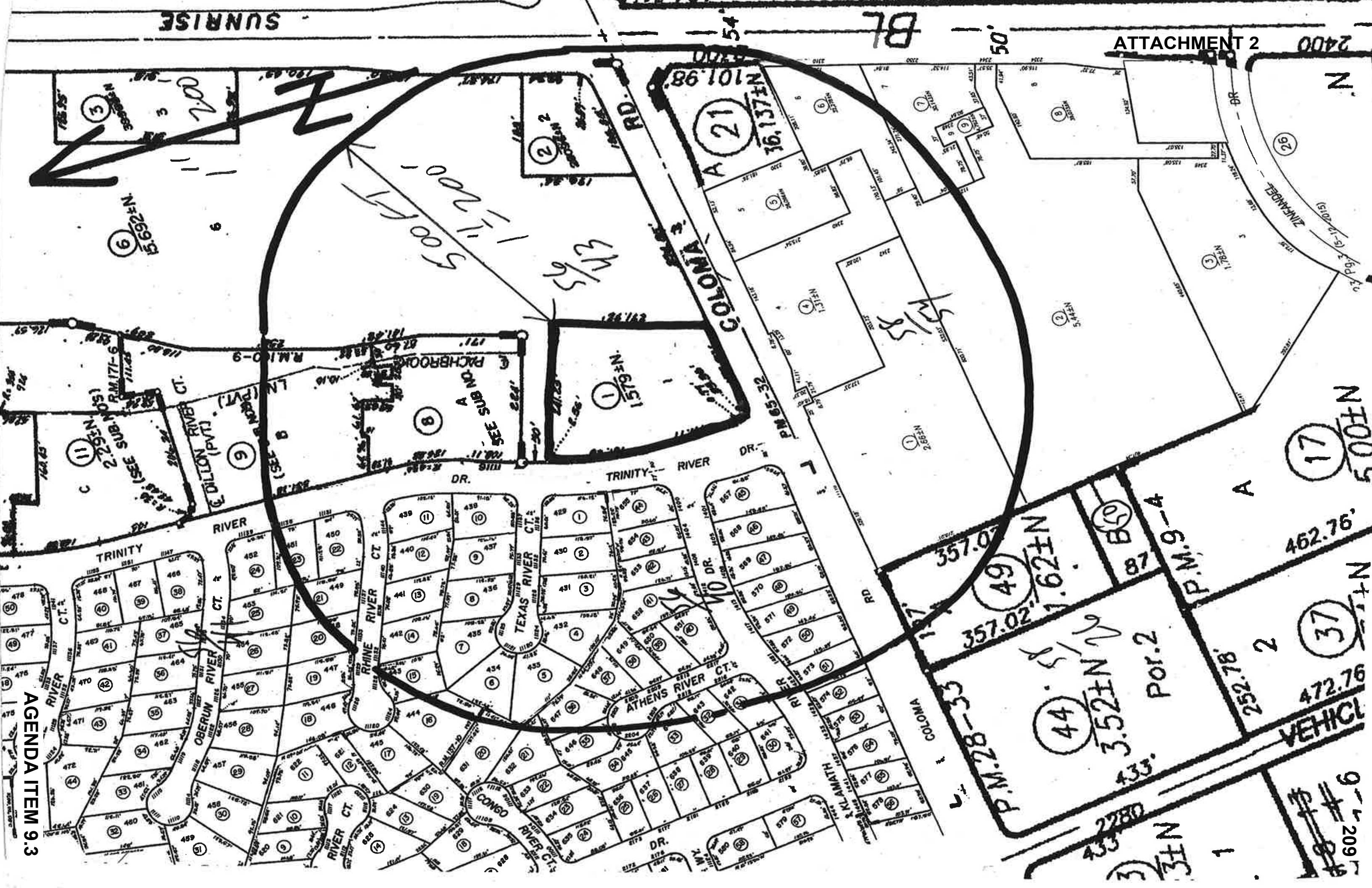
The following items are noted for the applicant's information. These items are required by other local agencies, the City, state or federal agencies, and are not conditions of approval of the project.

1. Though not required, it is recommended that all single-family dwellings be equipped with an automatic fire sprinkler system. As approximately 80% of all fire deaths occur in residential dwellings, these life safety systems drastically improve the occupant's chance of surviving a fire. (Fire Department)
2. Permits and/or fees are required for the following reviews: civil plans, architectural plans, fire sprinkler plans and fire alarm plans. Additional permits and fees may apply depending upon the scope of the project. (Fire Department)
3. The installation of on-site or off-site fire protection equipment, including fire hydrants and water mains, shall meet the standards of the Metro Fire District and the water purveyor having jurisdiction. (Fire Department)
4. The installation of addresses, landscaping, tree wells and/or traffic islands are subject to the standards outlined by the Metro Fire District.

5. Gas service may be available to this project if desired. The developer should contact PG & E's Service Planning Department as soon as possible to coordinate construction so as not to delay the project. (PGE)
6. Developers will construct a concrete base for placement of the centralized mail delivery unit after construction of curb, gutter and sidewalk. Specifications and location of such base shall be determined pursuant to the applicable requirements of the Postal Service and the Sacramento County Public Works Agency, with due consideration of street light location, traffic safety, security, and consumer convenience. (Post Office)
7. Homes that have attached garages with secondary access doors will have solid core or metal covered doors with dead bolt locks. (Police Department)
8. Skylight side panels that are placed next to entrance doors will not be on the same side as the lock mechanism of the door. Only one panel may be installed per door, adjacent to the hinges. (Police Department)
9. All external door frames, including the side garage, will have screws that are a minimum of three inches long in the strike plate. Strike plates should be anchored with a minimum of four screws. (Police Department)
10. On-site source and control measures are required for this project in accordance with the latest version of the City/County Guidance Manual (Guidance Manual of On-Site Storm Water Quality Control Measures). In all cases, source control measures on the improvement plans will include provision of a permanent storm drain message "No Dumping – Flows to Creek" or other approved message shall be stamped in concrete at each inlet. Other on-site source and treatment control measure(s) should also be used in accordance with specific residential activities referenced in the Guidance Manual. The final design of the proposed on-site source and treatment controls will be approved by the Department of Water Resources. (Water Resources).
11. Project proponents and/or future successors of interests shall comply with all 'Water Supply' provisions established in Ordinance No. SZC 2002-0014, Control No. 93-0243.
12. All pedestrian access ramps affected by this project must be installed/upgraded pursuant to the State of California Title 24 Code of Regulations and to the satisfaction of the Department of Transportation of the Public Works Agency.

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ATTACHMENT 2

056-0430-001
JOSEPH R MARTEL
11216 TRINITY RIVER DR
RANCHO CORDOVA CA 95670

056-0400-020
ROBERT A MATSON
11116 CONGO RIVER CT
RANCHO CORDOVA CA 95670

056-0400-021
SANDRA L MORREY
6137 FOUNTAINDALE WAY
CARMICHAEL CA 95608

056-0400-021
OCCUPANT
11112 CONGO RIVER CT
RANCHO CORDOVA CA 95670

056-0400-031
PHILIP F & SUSAN L SOOHOO REVOCABLE
TRUST
1660 POWELL PL
WEST SACRAMENT CA 95691

056-0400-031
OCCUPANT
2216 ATHENS RIVER CT
RANCHO CORDOVA CA 95670

056-0400-032
JASON & MICHELLE TENLEY REVOCABLE
FAMILY TRUST
6017 SOUTHERNESS DR
EL DORADO HILL CA 95762

056-0400-032
OCCUPANT
2212 ATHENS RIVER CT
RANCHO CORDOVA CA 95670

056-0400-033
DEBRA EVERETT
2208 ATHENS RIVER CT
RANCHO CORDOVA CA 95670

056-0400-034
SERGEY ALDOUKHOV
2204 ATHENS RIVER CT
RANCHO CORDOVA CA 95670

056-0400-035
NICKOLAS A & PATTI J LUPPINO
908 44TH ST
SACRAMENTO CA 95819

056-0400-035
OCCUPANT
2200 ATHENS RIVER CT
RANCHO CORDOVA CA 95670

056-0400-036
THOMAS SERIO
2201 ATHENS RIVER CT
RANCHO CORDOVA CA 95670

056-0400-037
MARTINEZ FAMILY TRUST
2205 ATHENS RIVER CT
RANCHO CORDOVA CA 95670

056-0400-038
GREGORY E WILLIAMS
2209 ATHENS RIVER CT
RANCHO CORDOVA CA 95670

056-0400-039
JOSEPH RUST
2213 ATHENS RIVER CT
RANCHO CORDOVA CA 95670

056-0400-040
GILBERT T SANCHEZ
2217 ATHENS RIVER CT
RANCHO CORDOVA CA 95670

056-0400-041
NGA TRAN
1412 KLAMATH RIVER DR
RANCHO CORDOVA CA 95670

056-0400-042
CHARLES K EDEN
1408 KLAMATH RIVER DR
RANCHO CORDOVA CA 95670

056-0400-043
STEVEN C TO
3779 ASHRIDGE LN
SAN JOSE CA 95121

056-0400-043
OCCUPANT
1404 KLAMATH RIVER DR
RANCHO CORDOVA CA 95670

056-0400-044
MARY ANN & GEORGE SERIO
1400 KLAMATH RIVER DR
RANCHO CORDOVA CA 95670

056-0400-045
ANNA MARIE KOVACEVICH
1401 KLAMATH RIVER DR
RANCHO CORDOVA CA 95670

056-0400-046
SCOTT MALLOY
1405 KLAMATH RIVER DR
RANCHO CORDOVA CA 95670

056-0400-047
CAMILO SOTO
1409 KLAMATH RIVER DR
RANCHO CORDOVA CA 95670

056-0400-048
ANDREW T & MICHELLE IRVING
1413 KLAMATH RIVER DR
RANCHO CORDOVA CA 95670

056-0400-049
CHRISTIAN BELL
1417 KLAMATH RIVER DR
RANCHO CORDOVA CA 95670

056-0400-050
JASON D WILLIAMS
1421 KLAMATH RIVER DR
RANCHO CORDOVA CA 95670

056-0400-051
PATRICIA J BOETTCHER
8608 CALLIPPE WAY
ELK GROVE CA 95624

056-0400-051
OCCUPANT
1425 KLAMATH RIVER DR
RANCHO CORDOVA CA 95670

ATTACHMENT 2

056-0400-052
LAURIE J COHEN
11801 MELONES CIR
GOLD RIVER CA 95670

056-0400-052
OCCUPANT
1429 KLAMATH RIVER DR
RANCHO CORDOVA CA 95670

056-0410-001
JOYCE E HARTGE
11136 TEXAS RIVER CT
RANCHO CORDOVA CA 95670

056-0410-002
ROBIN D MAYER
11132 TEXAS RIVER CT
RANCHO CORDOVA CA 95670

056-0410-003
KURT C & KIM K MATHEWS
11126 TEXAS RIVER CT
RANCHO CORDOVA CA 95670

056-0410-004
ROBERT D CLARK REVOCABLE LIVING
TRUST
11124 TEXAS RIVER CT
RANCHO CORDOVA CA 95670

056-0410-005
VLADISLAV GORDEYEV
11120 TEXAS RIVER CT
RANCHO CORDOVA CA 95670

056-0410-006
JACK & JEANNE KEARNEY FAMILY TRUST
11121 TEXAS RIVER CT
RANCHO CORDOVA CA 95670

056-0410-007
ANITA M & MARK R RAUS
11125 TEXAS RIVER CT
RANCHO CORDOVA CA 95670

056-0410-008
TAMAE WATANABE
11129 TEXAS RIVER CT
RANCHO CORDOVA CA 95670

056-0410-009
ROBERT & PENNY L WATANABE
11133 TEXAS RIVER CT
RANCHO CORDOVA CA 95670

056-0410-010
AMALIA MULDROW REVOCABLE TRUST
2004
11137 TEXAS RIVER CT
RANCHO CORDOVA CA 95670

056-0410-011
MARGARET C MAY
1501 DEER HOLLOW WAY
ROSEVILLE CA 95661

056-0410-011
OCCUPANT
11144 RHINE RIVER CT
RANCHO CORDOVA CA 95670

056-0410-012
HENRY LUONG
11112 RIVERLITE CT
RANCHO CORDOVA CA 95670

056-0410-013
JOHN W & SANDRA K GETZ
1325 KENTUCKY GREENS WAY
NEWCASTLE CA 95658

056-0410-013
OCCUPANT
11136 RHINE RIVER CT
RANCHO CORDOVA CA 95670

056-0410-014
DANIEL BUTLER
11132 RHINE RIVER CT
GOLD RIVER CA 95670

056-0410-015
FOX FAMILY TRUST
PO BOX 1243
FAIR OAKS CA 95628

056-0410-015
OCCUPANT
11128 RHINE RIVER CT
RANCHO CORDOVA CA 95670

056-0410-016
MARIA THU NGO
15101 ROBLES GRANDES DR
RANCHO MURIETA CA 95683

056-0410-016
OCCUPANT
11124 RHINE RIVER CT
RANCHO CORDOVA CA 95670

056-0410-019
STEPHANIE GRANT-MILLER
11129 RHINE RIVER CT
RANCHO CORDOVA CA 95670

056-0410-020
SHARON C HUGHES REVOCABLE TRUST
11133 RHINE RIVER CT
RANCHO CORDOVA CA 95670

056-0410-021
SUTTON FAMILY REVOCABLE TRUST
11137 RHINE RIVER CT
RANCHO CORDOVA CA 95670

056-0410-022
CHARLES A WHITNEY REVOCABLE TRUST
11131 TRINITY RIVER DR
RANCHO CORDOVA CA 95670

056-0410-023
SHORTT FAMILY TRUST
11135 TRINITY RIVER DR
RANCHO CORDOVA CA 95670

056-0410-025
ROBERT MCNABB & JULIE BOZICK
1410 ROCKY RIDGE DR #340
ROSEVILLE CA 95661

056-0410-025
OCCUPANT
11134 OBERUN RIVER CT
RANCHO CORDOVA CA 95670

056-0430-002
SILLS SUN RIVER LLC
1970 BRIARCLIFF LN
LINCOLN CA 95648

ATTACHMENT 2

056-0430-002
OCCUPANT
2286 SUNRISE BLVD
RANCHO CORDOVA CA 95670

056-0430-002
OCCUPANT
2286 SUNRISE BLVD # 1
GOLD RIVER CA 95670

056-0430-002
OCCUPANT
2286 SUNRISE BLVD # 2
GOLD RIVER CA 95670

056-0430-002
OCCUPANT
2286 SUNRISE BLVD # 3
GOLD RIVER CA 95670

056-0430-006
J&P ENTRPRS I LIMITED PARTNERSHIP
7717 CHAPARRAL WAY
FAIR OAKS CA 95628

056-0430-006
OCCUPANT
2230 SUNRISE BLVD
RANCHO CORDOVA CA 95670

056-0430-006
OCCUPANT
2210 SUNRISE BLVD
GOLD RIVER CA 95670

056-0430-006
OCCUPANT
2222 SUNRISE BLVD
GOLD RIVER CA 95670

056-0430-006
OCCUPANT
2224 SUNRISE BLVD
GOLD RIVER CA 95670

056-0430-006
OCCUPANT
2226 SUNRISE BLVD
GOLD RIVER CA 95670

056-0430-006
OCCUPANT
2228 SUNRISE BLVD
GOLD RIVER CA 95670

056-0430-006
OCCUPANT
2230 SUNRISE BLVD
GOLD RIVER CA 95670

056-0430-006
OCCUPANT
2234 SUNRISE BLVD
GOLD RIVER CA 95670

056-0430-006
OCCUPANT
2240 SUNRISE BLVD
GOLD RIVER CA 95670

056-0430-006
OCCUPANT
2244 SUNRISE BLVD
GOLD RIVER CA 95670

056-0430-006
OCCUPANT
2248 SUNRISE BLVD
GOLD RIVER CA 95670

056-0430-006
OCCUPANT
2250 SUNRISE BLVD
GOLD RIVER CA 95670

056-0430-006
OCCUPANT
2252 SUNRISE BLVD
GOLD RIVER CA 95670

056-0430-006
OCCUPANT
2254 SUNRISE BLVD
GOLD RIVER CA 95670

056-0430-006
OCCUPANT
2256 SUNRISE BLVD # A
GOLD RIVER CA 95670

056-0430-006
OCCUPANT
2256 SUNRISE BLVD # B
GOLD RIVER CA 95670

056-0430-006
OCCUPANT
2258 SUNRISE BLVD
GOLD RIVER CA 95670

056-0430-006
OCCUPANT
2260 SUNRISE BLVD
GOLD RIVER CA 95670

056-0430-006
OCCUPANT
2262 SUNRISE BLVD
GOLD RIVER CA 95670

056-0430-006
OCCUPANT
2268 SUNRISE BLVD
GOLD RIVER CA 95670

056-0430-006
OCCUPANT
2270 SUNRISE BLVD
GOLD RIVER CA 95670

056-0430-006
OCCUPANT
2274 SUNRISE BLVD
GOLD RIVER CA 95670

056-0430-006
OCCUPANT
2280 SUNRISE BLVD
GOLD RIVER CA 95670

056-0430-008-0001
CHRISTOPHER M MCSORLEY
3010 MELINA DR
EL DORADO HILL CA 95762

056-0430-008-0001
OCCUPANT
11150 TRINITY RIVER DR
RANCHO CORDOVA CA 95670

ATTACHMENT 2

056-0430-008-0002
JOHN & MARY DEPONT 2009 TRUST
2763 PICKERING WAY
SACRAMENTO CA 95833

056-0430-008-0002
OCCUPANT
11150 TRINITY RIVER DR
RANCHO CORDOVA CA 95670

056-0430-008-0003
SUSAN D MCGAHEY TRUST
11150 TRINITY RIV DR #31
RANCHO CORDOVA CA 95670

056-0430-008-0004
JILL L GREGORY
1004 HUDSON CIR
LINCOLN CA 95648

056-0430-008-0004
OCCUPANT
11150 TRINITY RIVER DR
RANCHO CORDOVA CA 95670

056-0430-008-0005
GAIL C OSBORN
11150 TRINITY RIVER DR
RANCHO CORDOVA CA 95670

056-0430-008-0006
RONALD J & LORI A KANE
11150 TRINITY RIV DR #34
RANCHO CORDOVA CA 95670

056-0430-008-0007
HOANG THI DIEM LE
520 CLOUDVIEW DR
WATSONVILLE CA 95076

056-0430-008-0007
OCCUPANT
11150 TRINITY RIVER DR
RANCHO CORDOVA CA 95670

056-0430-008-0008
MICHAEL & ANDREW ZYGAREWICZ
21 BANCROFT RD
BURLINGAME CA 94010

056-0430-008-0008
OCCUPANT
11150 TRINITY RIVER DR
RANCHO CORDOVA CA 95670

056-0430-008-0009
PEDRO C & ELVIRA R RIVAS REVOCABLE
LIVING TRUST
4048 RIDGE ST
FAIR OAKS CA 95628

056-0430-008-0009
OCCUPANT
11150 TRINITY RIVER DR
RANCHO CORDOVA CA 95670

056-0430-008-0010
MIRZA M & RANU Y HAQUE
1247 WESTBURY DR
SAN JOSE CA 95131

056-0430-008-0010
OCCUPANT
11150 TRINITY RIVER DR
RANCHO CORDOVA CA 95670

056-0430-008-0011
KERMIT D ALLEN
11150 TRINITY RIV DR #39
RANCHO CORDOVA CA 95670

056-0430-008-0012
RENEE ROSS
11150 TRINITY RIV DR #40
RANCHO CORDOVA CA 95670

056-0430-008-0013
THOR A SPARGO
8828 BLUFF LN
FAIR OAKS CA 95628

056-0430-008-0013
OCCUPANT
11150 TRINITY RIVER DR
RANCHO CORDOVA CA 95670

056-0430-008-0014
DISTINGUISHED PROPS
8853 SW MARSEILLES DR
BEAVERTON OR 97007

056-0430-008-0014
OCCUPANT
11150 TRINITY RIVER DR
RANCHO CORDOVA CA 95670

056-0430-008-0015
JEFFREY & SUSAN FELDMAN LIVING
TRUST
5410 FERNWOOD
WOODLAND HILLS CA 91367

056-0430-008-0015
OCCUPANT
11150 TRINITY RIVER DR
RANCHO CORDOVA CA 95670

056-0430-008-0016
MALCOLM A HERN III & KERRY E DIXON
LIVING TRUST
PO BOX 525
PENRYN CA 95663

056-0430-008-0016
OCCUPANT
11150 TRINITY RIVER DR
RANCHO CORDOVA CA 95670

056-0430-008-0017
ABRAAM & ANGELA KAZARYAN
11150 TRINITY RIV DR #45
RANCHO CORDOVA CA 95670

056-0430-008-0018
WALLINGFORD TRUST
7005 RIVERSIDE BLVD
SACRAMENTO CA 95831

056-0430-008-0018
OCCUPANT
11150 TRINITY RIVER DR
RANCHO CORDOVA CA 95670

056-0430-008-0019
ANTHONY MANZITTO
12047 PALMER DR
MOORPARK CA 93021

056-0430-008-0019
OCCUPANT
11150 TRINITY RIVER DR
RANCHO CORDOVA CA 95670

ATTACHMENT 2

056-0430-008-0020
GARLAND N BOGGS
7441 WALNUT RD
FAIR OAKS CA 95628

056-0430-008-0020
OCCUPANT
11150 TRINITY RIVER DR
RANCHO CORDOVA CA 95670

056-0430-009-0001
NICOLAE V SINGEORZAN
11150 TRINITY RIVER DR #1
RANCHO CORDOVA CA 95670

056-0430-009-0002
DAVID P & SHELLY V WAKEFIELD
11150 TRINITY RIVER DR #2
RANCHO CORDOVA CA 95670

056-0430-009-0003
ELAINE BRUSH
11150 TRINITY RIVER DR #3
RANCHO CORDOVA CA 95670

056-0430-009-0004
DAN E POPPEN
11150 TRINITY RIVER DR #4
RANCHO CORDOVA CA 95670

056-0430-009-0005
RONALD G PANICI REVOCABLE TRUST
4201 ARLINGTON AVE
SACRAMENTO CA 95820

056-0430-009-0005
OCCUPANT
11150 TRINITY RIVER DR
RANCHO CORDOVA CA 95670

056-0430-009-0006
HAROLD S SMITH
11150 TRINITY RIVER DR #6
RANCHO CORDOVA CA 95670

056-0430-009-0007
BOULETTE FAMILY TRUST
6100 ROCKHURST WAY
GRANITE BAY CA 95746

056-0430-009-0007
OCCUPANT
11150 TRINITY RIVER DR
RANCHO CORDOVA CA 95670

056-0430-009-0008
TERRI L WELCH
11150 TRINITY RIVER DR
RANCHO CORDOVA CA 95670

056-0430-009-0009
BRENNAN & KEITH D ARNETT
17140 MURPHY RD
SONORA CA 95370

056-0430-009-0009
OCCUPANT
11150 TRINITY RIVER DR
RANCHO CORDOVA CA 95670

056-0430-009-0010
JOHANNES MEERJANSSEN
1000 GENEVA CT
EL DORADO HILL CA 95762

056-0430-009-0010
OCCUPANT
11150 TRINITY RIVER DR
RANCHO CORDOVA CA 95670

056-0430-009-0011
REBECCA MEDENILLA
11150 TRINITY RIVER DR #11
RANCHO CORDOVA CA 95670

056-0430-009-0012
HENRIETTA GREEN
11150 TRINITY RIVER DR #12
RANCHO CORDOVA CA 95670

056-0430-009-0013
PATRICIA A KENT FAMILY REVOCABLE
TRUST
11150 TRINITY RIVER DR #13
RANCHO CORDOVA CA 95670

056-0430-009-0014
SHANNON & DAPHNE L BURGESS
1601 HOOD RD #2
SACRAMENTO CA 95825

056-0430-009-0014
OCCUPANT
11150 TRINITY RIVER DR
RANCHO CORDOVA CA 95670

056-0430-009-0015
PHI DINH
11150 TRINITY RIVER DR #15
RANCHO CORDOVA CA 95670

056-0430-009-0016
THOMAS R ARSTINGSTALL
11150 TRINITY RIVER DR #16
RANCHO CORDOVA CA 95670

056-0430-009-0017
CAROL & DAVID COOPER
11150 TRINITY RIVER DR #17
RANCHO CORDOVA CA 95670

056-0430-009-0018
PAULA JEAN HOREL REVOCABLE TRUST
PO BOX 1224
RANCHO CORDOVA CA 95741

056-0430-009-0018
OCCUPANT
11150 TRINITY RIVER DR
RANCHO CORDOVA CA 95670

056-0430-009-0019
DORIS & GEORGE KIBLER
40 STANTON CT
DANVILLE CA 94506

056-0430-009-0019
OCCUPANT
11150 TRINITY RIVER DR
RANCHO CORDOVA CA 95670

056-0430-009-0020
PATRICK C GALLOWAY
11150 TRINITY RIVER DR #20
RANCHO CORDOVA CA 95670

056-0430-009-0021
LIPPSMEYER FAMILY TRUST
2206 CARDIFF CIR
EL DORADO HILL CA 95762

ATTACHMENT 2

056-0430-009-0021
OCCUPANT
11150 TRINITY RIVER DR
RANCHO CORDOVA CA 95670

056-0430-009-0022
CHARLES E & MARY BILSKE
11150 TRINITY RIVER DR
RANCHO CORDOVA CA 95670

056-0430-009-0023
ROBERT SKIDMORE
11150 TRINITY RIV DR #23
RANCHO CORDOVA CA 95670

056-0430-009-0024
MARGARET MARY GORMAN
11150 TRINITY RVR DR #24
RANCHO CORDOVA CA 95670

056-0430-009-0025
WILMA A TICE ROBERTS REVOCABLE
TRUST
11150 TRINITY RIV DR #25
RANCHO CORDOVA CA 95670

056-0430-009-0026
ANIKA HAQUE
1247 WESTBURY DR
SAN JOSE CA 95131

056-0430-009-0026
OCCUPANT
11150 TRINITY RIVER DR
RANCHO CORDOVA CA 95670

056-0430-009-0027
CHRISTOPHER LOTT
10868 ATHERSTONE DR
RANCHO CORDOVA CA 95670

056-0430-009-0027
OCCUPANT
11150 TRINITY RIVER DR
RANCHO CORDOVA CA 95670

056-0430-009-0028
JOHN T DALY LIVING TRUST
185 UNION AVE #58
CAMPBELL CA 95008

056-0430-009-0028
OCCUPANT
11150 TRINITY RIVER DR
RANCHO CORDOVA CA 95670

058-0261-021
JOHN & ROSE CARLOTTO 1973 FAMILY
TRUST
PO BOX 4349
ANAHEIM CA 92803

058-0261-021
OCCUPANT
2300 SUNRISE BLVD
RANCHO CORDOVA CA 95670

058-0261-049
INDUSTRIES SAC VALLEY GOODWILL
8001 FOLSOM BLVD #200
SACRAMENTO CA 95826

058-0261-049
OCCUPANT
11092 COLOMA RD
RANCHO CORDOVA CA 95670

058-0540-001-007
ETHAN CONRAD
1300 NATIONAL DR #100
SACRAMENTO CA 95834

058-0540-001
OCCUPANT
2342 SUNRISE BLVD # 30
RANCHO CORDOVA CA 95670

058-0540-001
OCCUPANT
2342 SUNRISE BLVD # 31
RANCHO CORDOVA CA 95670

058-0540-001
OCCUPANT
2342 SUNRISE BLVD # 32
RANCHO CORDOVA CA 95670

058-0540-001
OCCUPANT
2342 SUNRISE BLVD # 33
RANCHO CORDOVA CA 95670

058-0540-001
OCCUPANT
2342 SUNRISE BLVD # 34
RANCHO CORDOVA CA 95670

058-0540-001
OCCUPANT
2342 SUNRISE BLVD # 35
RANCHO CORDOVA CA 95670

058-0540-001
OCCUPANT
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OCCUPANT
2342 SUNRISE BLVD # 37
RANCHO CORDOVA CA 95670

058-0540-001
OCCUPANT
2342 SUNRISE BLVD # 38
RANCHO CORDOVA CA 95670

058-0540-001
OCCUPANT
11110 COLOMA RD # 40
RANCHO CORDOVA CA 95670

058-0540-001
OCCUPANT
11110 COLOMA RD # 41
RANCHO CORDOVA CA 95670

058-0540-001
OCCUPANT
11110 COLOMA RD # 42
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OCCUPANT
11110 COLOMA RD # 43
RANCHO CORDOVA CA 95670

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OCCUPANT
11110 COLOMA RD # 44
RANCHO CORDOVA CA 95670

ATTACHMENT 2

058-0540-001
OCCUPANT
11110 COLOMA RD # 45
RANCHO CORDOVA CA 95670

058-0540-001
OCCUPANT
11110 COLOMA RD # 46
RANCHO CORDOVA CA 95670

058-0540-002
OCCUPANT
2344 SUNRISE BLVD
RANCHO CORDOVA CA 95670

058-0540-004
OCCUPANT
2340 SUNRISE BLVD # 13
RANCHO CORDOVA CA 95670

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OCCUPANT
2340 SUNRISE BLVD # 14
RANCHO CORDOVA CA 95670

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OCCUPANT
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OCCUPANT
2340 SUNRISE BLVD # 21
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2340 SUNRISE BLVD # 22
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OCCUPANT
2340 SUNRISE BLVD # 23
RANCHO CORDOVA CA 95670

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OCCUPANT
2340 SUNRISE BLVD # 24
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2340 SUNRISE BLVD # 25
RANCHO CORDOVA CA 95670

058-0540-005
OCCUPANT
2320 SUNRISE BLVD
RANCHO CORDOVA CA 95670

058-0540-006
OCCUPANT
2310 SUNRISE BLVD # 1
RANCHO CORDOVA CA 95670

058-0540-006
OCCUPANT
2310 SUNRISE BLVD # 2
RANCHO CORDOVA CA 95670

058-0540-006
OCCUPANT
2310 SUNRISE BLVD # 3
RANCHO CORDOVA CA 95670

058-0540-006
OCCUPANT
2310 SUNRISE BLVD # 4
RANCHO CORDOVA CA 95670

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OCCUPANT
2310 SUNRISE BLVD # 5
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OCCUPANT
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OCCUPANT
2310 SUNRISE BLVD # 7
RANCHO CORDOVA CA 95670

058-0540-007
OCCUPANT
2350 SUNRISE BLVD # 1
RANCHO CORDOVA CA 95670

058-0540-007
OCCUPANT
2350 SUNRISE BLVD # 2
RANCHO CORDOVA CA 95670

058-0540-007
OCCUPANT
2350 SUNRISE BLVD # 3
RANCHO CORDOVA CA 95670

MEMORANDUM



DATE: July 5, 2006

TO: Honorable Mayor and Council Members

FROM: Jeffrey S. Beiswenger, AICP, Senior Planner

SUBJECT: TRINITY GARDEN ESTATES, REZONE, TENTATIVE SUBDIVISION MAP, RESIDENTIAL DESIGN REVIEW AND DEVELOPMENT AGREEMENT

RECOMMENDATION

Staff recommends the City Council waive first reading and adopt Ordinance 44-2006 rezoning a parcel from Shopping Center (SC) to Residential – 15 dwelling units per acre (RD-15), adopt Resolution 124-2006 approving a tentative subdivision map and residential design review subject to the conditions of approval as submitted, and waive first reading and adopt Ordinance 45-2006 accepting the terms of the project development agreement as submitted.

RESULT OF RECOMMENDED ACTION

Approval of the entitlements will allow the applicant to construct a 2.1-acre project with 20 single family attached units as proposed on the northeast corner of Trinity River Drive and Coloma Road subject to conditions of approval and the provisions of the development agreement.

The Trinity Garden Estates subdivision map is consistent with the draft General Plan. The project has been reviewed according to City development standards and design guidelines. The project provides a unique infill housing type that is not widely available in the City. The development agreement is proposed which offsets any financial impacts from the project on City services.

BACKGROUND

The project site is 2.1 acres in size and is located at the northeast corner of Trinity River Drive and Coloma Road. Located to the north is a condominium complex, located to the south and east are shopping centers, and located across Trinity River Drive to the west is single family detached housing (RD-5). The parcel sits between a low density residential neighborhood, a medium density residential housing complex, and retail shopping. An attached single family development is an appropriate land use to make the transition between these disparate land use types.

Planning Commission Summary

The Planning Commission held a public hearing for this project and recommended approval. The proposal was determined to be an appropriate use for the property and the design was felt to be well executed. Specifically the Planning Commission believed that the site and building

design will help tie the project into the adjacent residential neighborhood. The Planning Commission did not propose any changes to the staff recommendation.

Site Analysis



Figure 1 - Aerial Photo

The following table provides the Existing Land Use, General Plan and Zoning:

	Existing Land Use	General Plan	Zoning
Subject Property	Vacant	Moderate Density Residential*	SC (RD 15 proposed)
North	Condominiums	Moderate Density Residential*	SC
East	Shopping Center	Village Commercial*	SC
South	Shopping Center	Commercial Mixed Use*	SC
West	Single Family	Low Density Residential	RD-5

* part of the Sunrise Boulevard North Planning Area

The RD-15 designation is appropriate for this location within the Sunrise Boulevard North Planning Area as defined in the draft General Plan. The General Plan calls for this parcel to be Medium Density Residential and the proposal is consistent with the designation.

The home plan and facades illustrate that the homes will have a positive correlation to the street. The home plans provide front facing windows and places the garage doors behind the units. The result is homes that face an attractive facade towards the public street frontage.

Rezone

Staff recommended to the Planning Commission a rezone from SC to RD-20. After Planning Commission discussion and further analysis by Staff it was determined that a rezone to RD-15 is more appropriate for this neighborhood and would better fit the applicant's proposal.

The General Plan identifies preferred land uses for the Sunrise Boulevard North Planning Area as depicted on Figure 2. Note that the proposed land use for the project site is medium density residential. The proposal matches this land use designation. The underlying zoning for this parcel is currently Shopping Center (SC), which would allow multi-family housing or condominiums on the subject site. The proposed attached single family is not allowed in the SC zone and a zone change to a residential development (RD) zoning designation is needed. A zone change to RD-15 will accommodate the proposal and provide a similar zoned density to the condominium project north of the subject site.



Figure 2 - Land Use Plan for Sunrise Blvd North Planning Area (draft General Plan)

Figure 3 and Figure 4 depict the existing and proposed zoning of the property. The zone change would just apply to the subject site and would be appropriate in this location since the parcel is located between RD-5 and SC zoning. RD-15 is an appropriate transition zone between the lower density residential (RD-5) and the commercial shopping center (SC) zoning.

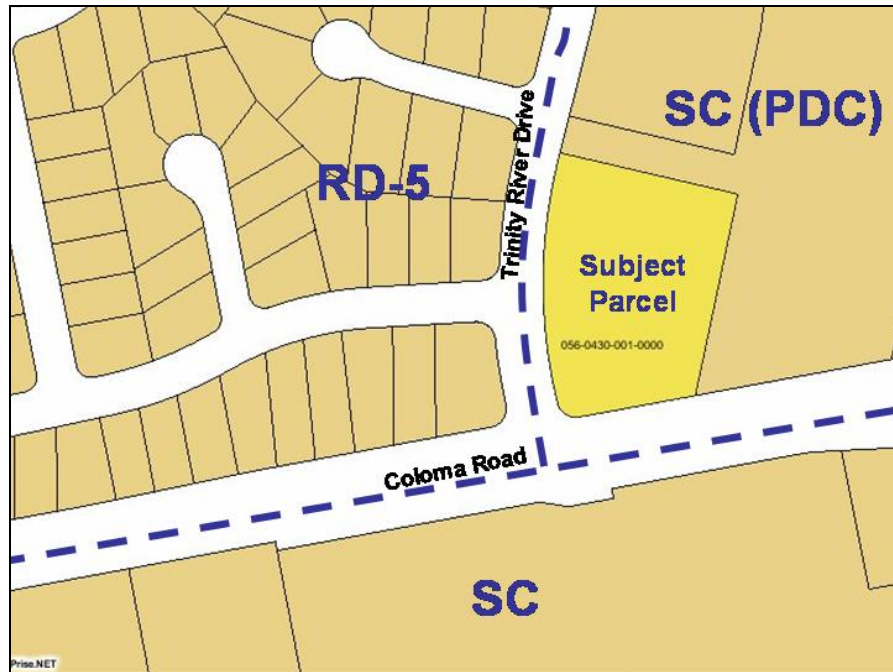


Figure 3 Existing Zoning

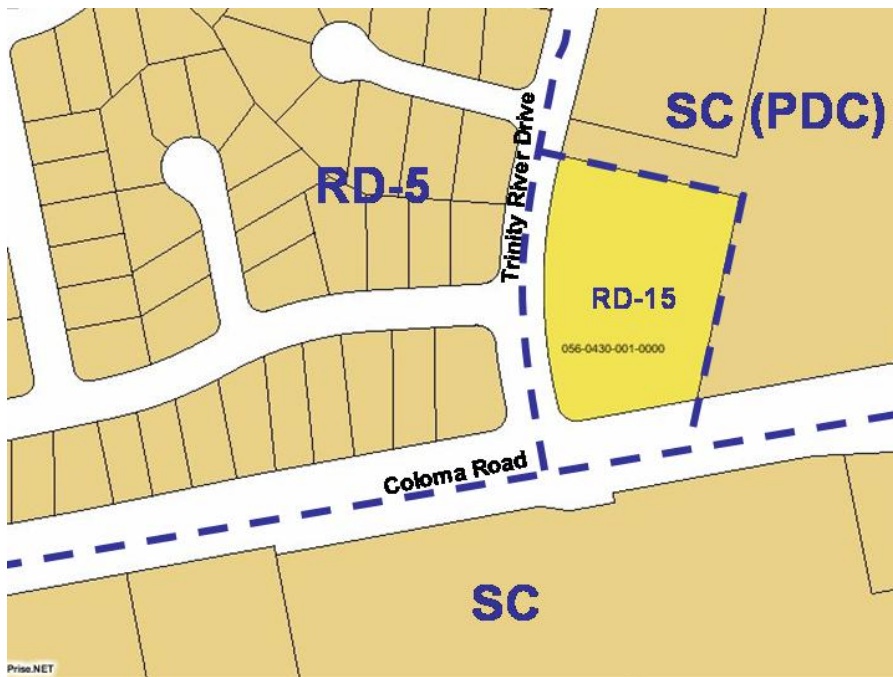


Figure 4 Proposed Zoning

Subdivision Design

The Tentative Subdivision Map submitted for this project would create 21 parcels: 20 parcels for residential units and one common area parcel. The residential lots range in size from 1,831 square feet up to 4,226 square feet. The tentative map calls for a public utility easement of 12.5 feet along Trinity River Drive frontage, road access easements and a landscape easement along Coloma to maintain the berm and screening in that location.

Subdivision Map Act

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

- a. That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.
- b. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
- c. That the site is not physically suitable for the type of development.
- d. That the site is not physically suitable for the proposed density of development.
- e. That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- f. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
- g. That the design of the subdivision or type of improvements will conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision.

Evidence:

- a. The proposed maps are consistent with the draft General Plan, which calls for medium density residential development along the east side of Trinity River Drive north of Coloma Road.
- b. The design or improvements of the proposed subdivision are consistent with the goals of the Rancho Cordova General Plan. Direct connections are provided to each unit from the public sidewalk.
- c. The site is suitable for attached single family development.
- d. The site is suitable for the proposed density of development. The site is located immediately south of a condominium development with similar density and at the edge of a larger residential neighborhood. The applicant is proposing 20 single family attached homes on 2.1 acres. This compact housing type is not widely available in the community. The project can also be served by all necessary services.
- e. The Mitigated Negative Declaration prepared for the project determined that potential environmental impacts from the design of the subdivision or the proposed improvements will be mitigated to less than significant levels with implementation of the proposed mitigation measures and conditions of approval.
- f. The Mitigated Negative Declaration prepared for the project determined that potential serious health problems were not identified for the project or will be mitigated to less than significant levels with implementation of the proposed mitigation measures and conditions of approval.
- g. Existing landscape and utility easements have been maintained on the site and additional easements have been provided for the provision of utility services.

Residential Design Review

The project has been reviewed using the Rancho Cordova Design Guidelines. The document includes site planning and architectural guidelines. The project meets the guidelines by:

- Providing an internal access drive that minimizes access points on the public street and faces garage doors towards the interior of the property.
- The vehicular and pedestrian conflicts are minimized because vehicles access the rear of the unit and pedestrians can access the unit through the front doors from Trinity River Drive.
- The residential units face the street which could provide security and “eyes on the street”. However this visibility is partially obstructed with a four foot tall wall. Staff recommends a Condition of Approval setting the maximum height of walls or fences along front property line at 3’-0.” Open wrought iron fencing could also be used.
- The units provide windows and doors that avoid blank facades and help provide “eyes on the street” to help provide surveillance opportunities and will help keep streets in front of units safe.
- The architectural details are acceptable. The scale and character of buildings are appropriate for the residential character of the adjacent neighborhoods.

Conditions of Approval / Mitigation Monitoring Reporting Program (COA/MMRP)

The attached COA/MMRP will implement requirements from City departments and agencies. The significant conditions include:

- Implementation of mitigation measures from the project’s MND, including tree protection for existing trees along Coloma, mitigation of construction impacts, and monitoring of potential raptor nesting.
- Implementation of fire code requirements (turning radius for internal access drive, fire land identification, fire hydrant requirements, etc.)
- Implements Police Department’s community policing and environmental design guidelines (eyes on the street, landscaping, fencing, addressing, security lighting, etc.)
- Requirements for addresses (emergency services).
- Public utility requirements.
- The COAs provide inspection requirements to ensure that site improvement standards are properly implemented.

Development Agreement

The applicant submitted a draft Development Agreement (DA), and the agreement was subsequently revised by City legal Staff. The Staff version is attached. The Staff version varies from the original version submitted by the applicant and adds requirements for parks fees and a police tax.

The Development Agreement provisions include the following developer financial obligations:

- Sets park development requirements at 5.25 acres per 1000 population, which equates to a park development impact fee of \$11,027 per residential unit.
- Police tax of \$450 annually for each residential unit.

ATTACHMENTS

ATTACHMENT 3

1. Ordinance 44-2006, Rezone from SC to RD-15
2. Resolution 124-2006 Adopting a Tentative Subdivision Map (Exhibit A) and Design Review Package (Exhibit B) with Conditions of Approval /MMRP (Exhibit C)
3. Ordinance 45-2006, Approving Development Agreement (Exhibit A)
4. Mitigated Negative Declaration
5. Agency Letters

CITY OF RANCHO CORDOVA

ORDINANCE 44-2006

**AN ORDINANCE OF THE CITY OF RANCHO CORDOVA
REZONING THE TRINITY GARDEN ESTATES PROJECT ON ASSESSOR PARCEL
NUMBERS 056-0430-001**

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

Section 1: Purpose and Authority

The purpose of this Ordinance is to rezone assessor parcel 056-0430-001 to be consistent with the General Plan designation of Moderate Density Residential (MDR).

Section 2: Findings

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

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

2. Finding: The proposed Rezone (from Shopping Center (SC) to Residential Development, 15 units per acre (RD-15) has been reviewed for consistency with the goals and policies of the General Plan.

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

Section 3: Action

The City Council hereby amends the Zoning of the City of Rancho Cordova for Assessor's Parcel Number 056-0430-001 as shown on the attached Exhibit A.

Section 4: No Mandatory Duty of Care

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

Section 5: Severability

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

Section 6: Effective Date and Publication

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

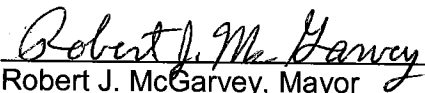
PASSED AND ADOPTED by the City Council of the City of Rancho Cordova this 17th day of July, 2006, by the following vote:

AYES: Budge, Cooley, Sander, Skoglund, McGarvey

NOES: None

ABSENT: None

ABSTAIN: None


Robert J. McGarvey, Mayor

ATTEST:

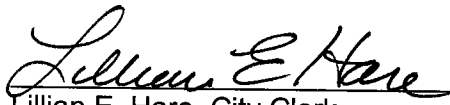
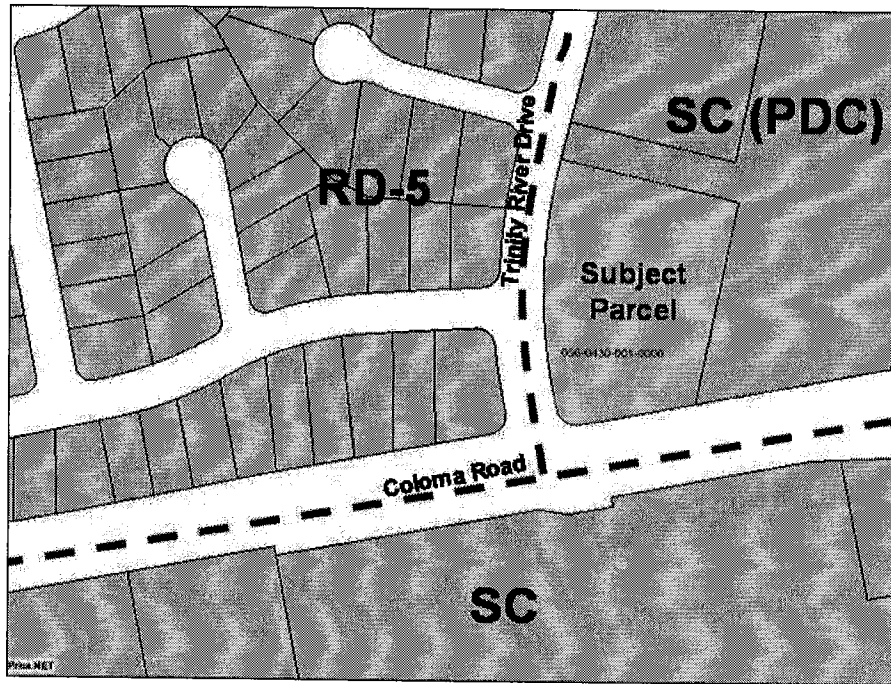
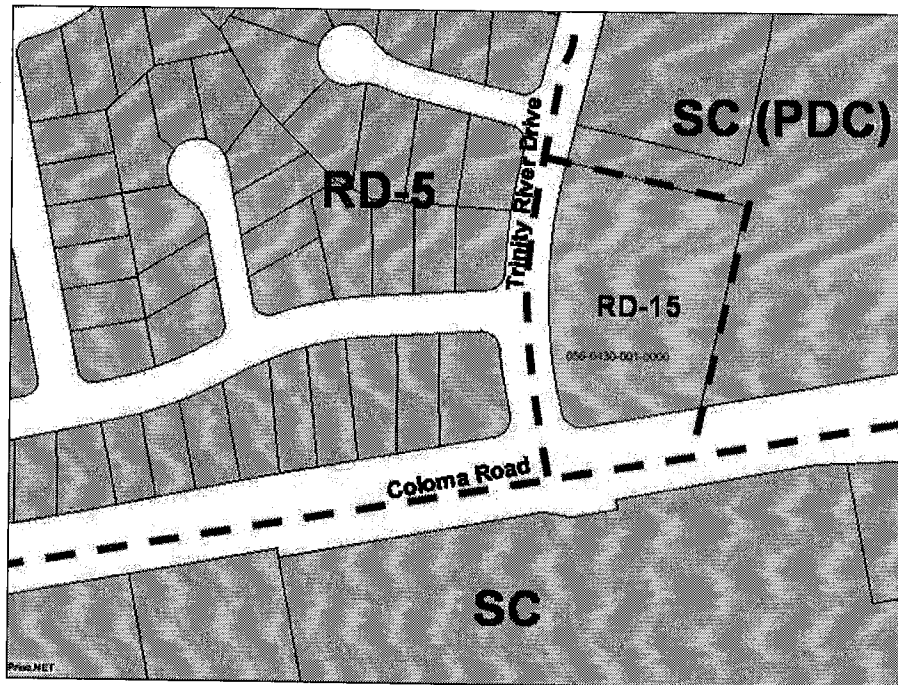

Lillian E. Hare, City Clerk

EXHIBIT A



Existing Zoning



Proposed Zoning

CITY OF RANCHO CORDOVA

RESOLUTION NO. 124-2006

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
 APPROVING A TENTATIVE SUBDIVISION MAP AND DESIGN REVIEW FOR
 TRINITY GARDEN ESTATES (RC-05-190)
 ON ASSESSOR PARCEL NUMBER 056-0430-001**

WHEREAS, Joseph Martel (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova (hereinafter referred to as City) for a Tentative Subdivision Map and Design Review; and

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

WHEREAS, it has been determined the Trinity Garden Estates Mitigated Negative Declaration satisfies the requirement of the California Environmental Quality Act (CEQA); and

WHEREAS, the City Council considered the Applicant's request at a duly published public hearing on July 5, 2005 pursuant to Government Code Section 65090 and has duly considered all written and verbal testimony presented during the hearing; and

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

Approve Tentative Subdivision Map (TSM) (Exhibit A) subject to the Conditions of Approval (Exhibit C), and the Design Review, consistent with the Design Package (Exhibit B), and based on the following findings:

A. California Environmental Quality Act

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

Evidence: An Initial Environmental Study was prepared for the proposed project and mitigation measures have been developed that will reduce potential environmental impacts to less than significant levels. On the basis of the Mitigated Negative Declaration, comments received, and the whole record, there is no substantial evidence that the project will have a significant adverse impact on the environment.

B. General Plan and Zoning Code Consistency

Finding: Projects are required to meet the following Findings of General Plan Consistency:

1. Consistent with adopted Interim General Plan Documents.
2. Fiscal analysis of project.
3. Project provides necessary facilities to ensure orderly development.
4. The project will adequately deliver road and circulation improvements.

5. The applicant demonstrates that the project will be consistent with the planned circulation improvements under consideration by the City of Rancho Cordova.
6. The plan will provide 7 acres of park per 1000 residents.
7. The plan will provide a target 10% of accessible open space.
8. The plan will provide sufficient funding for park improvements and on-going operation and maintenance of parks, open space and other public facilities and project related improvements.
9. The project either contributes to a vibrant Downtown District or, at a minimum, will not undermine the development of a Downtown District.
10. "Reality Check" / Fairness provision.

Evidence

1. The project is consistent with the Interim General Plan designation of Moderate Density Residential for this property.
2. The applicant and City have agreed to a Development Agreement which ensures that the project will not be a financial burden to City and will pay its fair share of infrastructure and services.
3. The necessary services are available for development at this location. The project will tie into and extend these services as needed.
4. The current road system can accommodate this project and the transportation impact fee will be paid when building permits are obtained for each residential unit.
5. The project is consistent with planned circulation improvements.
6. The project is in an existing part of Rancho Cordova and therefore is not expected to provide 7 acres per 1,000 persons due to the proximity of parks in the established community. As part of the project Development Agreement, the project is paying a fee in lieu equivalent to 5.25 acres per 1000.
7. The project is providing a small open space area and is providing connections to the sidewalk system, including the wide pedestrian corridor along Coloma Road.
8. Project is providing its fair share of funding for parks and other public facilities.
9. The project is not in downtown.
10. Due to its status as an infill project, Trinity Garden has been designed and has provided funding mechanisms to contribute to and not financially burden the community.

C. Tentative Subdivision Map

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

1. That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.
2. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
3. That the site is not physically suitable for the type of development.
4. That the site is not physically suitable for the proposed density of development.
5. That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

6. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
7. That the design of the subdivision or type of improvements will conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision.

Evidence: The above Findings 1 through 7 do not apply to the proposed Tentative Subdivision Map and therefore is consistent with the Subdivision Map Act.

1. The proposed map is consistent with the density established by the General Plan for this property. A total of 20 units are proposed on 2.1 acres.
2. The proposed subdivision improvement designs are consistent with the Rancho Cordova General Plan. This project is a medium density project and is consistent with the zoning of the property.
3. The site is physically suitable for both the proposed moderate density residential development. The project type can be served by all necessary services.
4. The site is physically suitable for the proposed density of development.
5. The project is located within an urban setting and will be surrounded by previously developed urban uses. Therefore, the project is considered to be an in-fill project and is Categorically Exempt under Section 15332 of the California Environmental Quality Act and as such it is unlikely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
6. The proposed project was previously assessed at the time of the adoption of the SPA and this project is consistent with that assessment and no additional potential health problems or environmental impacts were subsequently identified for the project.
7. No conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision, have been identified. A condition has been placed on the project that requires all cross-access and parking easements to be shown on the final map.

D. Design Review

Finding: The City's Design Review process requires the following findings be made:

1. Home designs incorporate authentic architectural styles. Particular attention has been paid to the design of all front and side elevations facing the street or open space. All other elevations interior to the lot include, at a minimum, the articulation of all windows and doors (e.g., three-dimensional trim).
2. The project provides diversity of homes within the subdivision by size and mass, elevation, garage orientation, and setbacks to avoid repetition of floor plans and elevations on adjacent homes within each subdivision and/or unit within a master planned area. (The intent is to create sufficient variation among home plans to ensure visual interest along residential streets throughout each neighborhood.)
3. The project provides variety in mass and scale of homes that is visually appealing from the street.
4. The project provides landscape that softens the appearance of pavement and structures, and provides an eventual tree canopy along the street.
5. The project provides home designs with a wide range of pricing levels to accommodate all income levels within the City.

Evidence: The following evidence meets the findings above:

1. Home designs incorporate authentic architectural styles. Particular attention has been paid to the design of front elevations facing Trinity River. All other elevations interior to the lot include, at a minimum, the articulation of all windows and doors (e.g., three-dimensional trim).
2. The project varies the roof lines and arrangement of building to create variation. All the units have identical floor plans, but due to the small size of the project, this will not be detrimental to the adjacent neighborhood. Garage door was internal to the site with the facade facing the street providing pedestrian connections to the public sidewalk.
3. The project is visually appealing from the street.
4. The project provides landscape that softens the appearance of pavement and structures, and provides an eventual tree canopy along the street.
5. The project provides home designs that will likely provide quality homes to entry level home buyers.

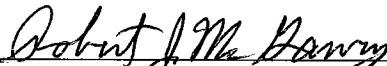
PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on this 5th day of July, 2006.

AYES: Budge, Cooley, Sander, McGarvey

NOES: None

ABSENT: Skoglund

ABSTAIN: None


Robert J. McGarvey, Mayor

ATTEST:


Lillian E. Hare, City Clerk

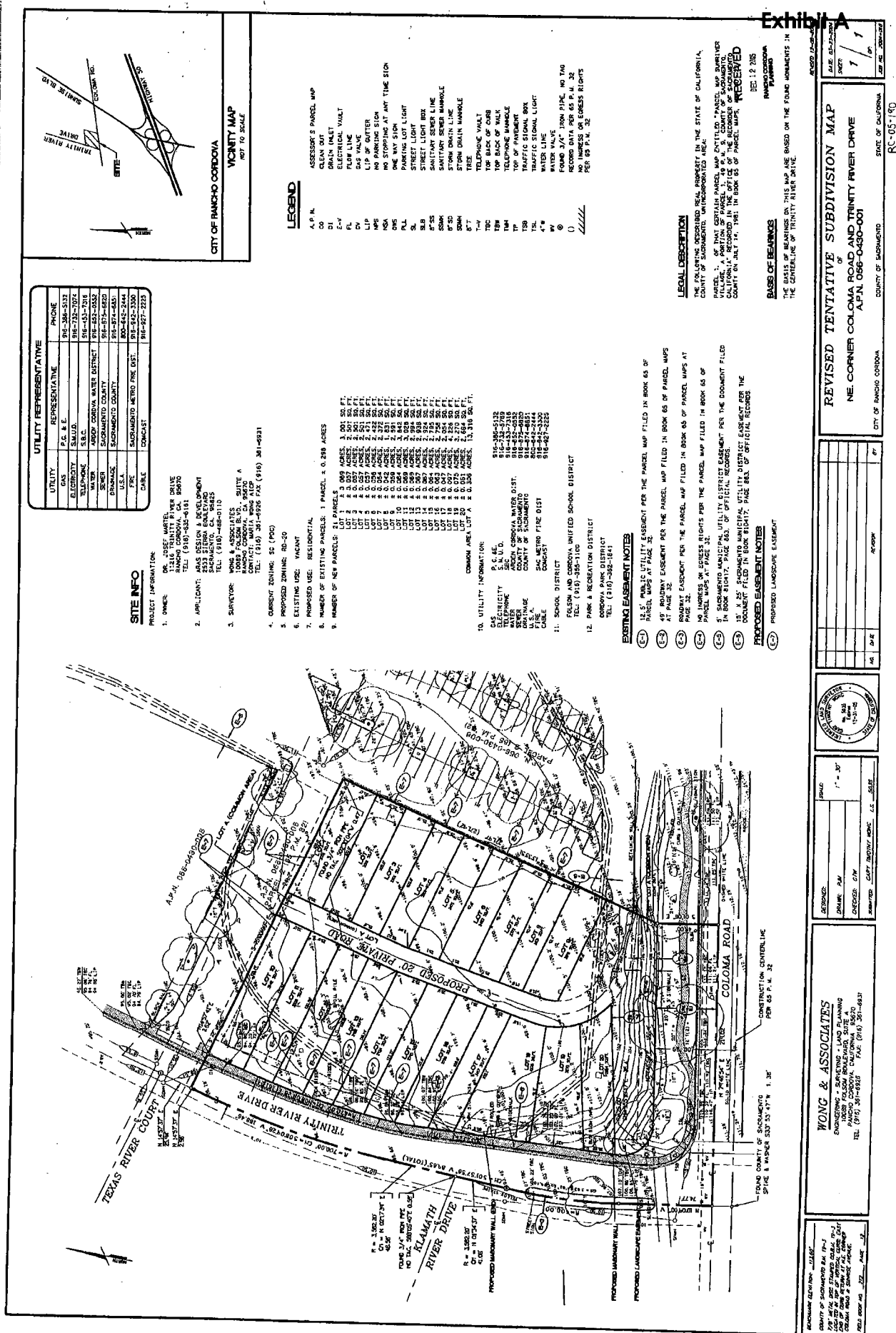
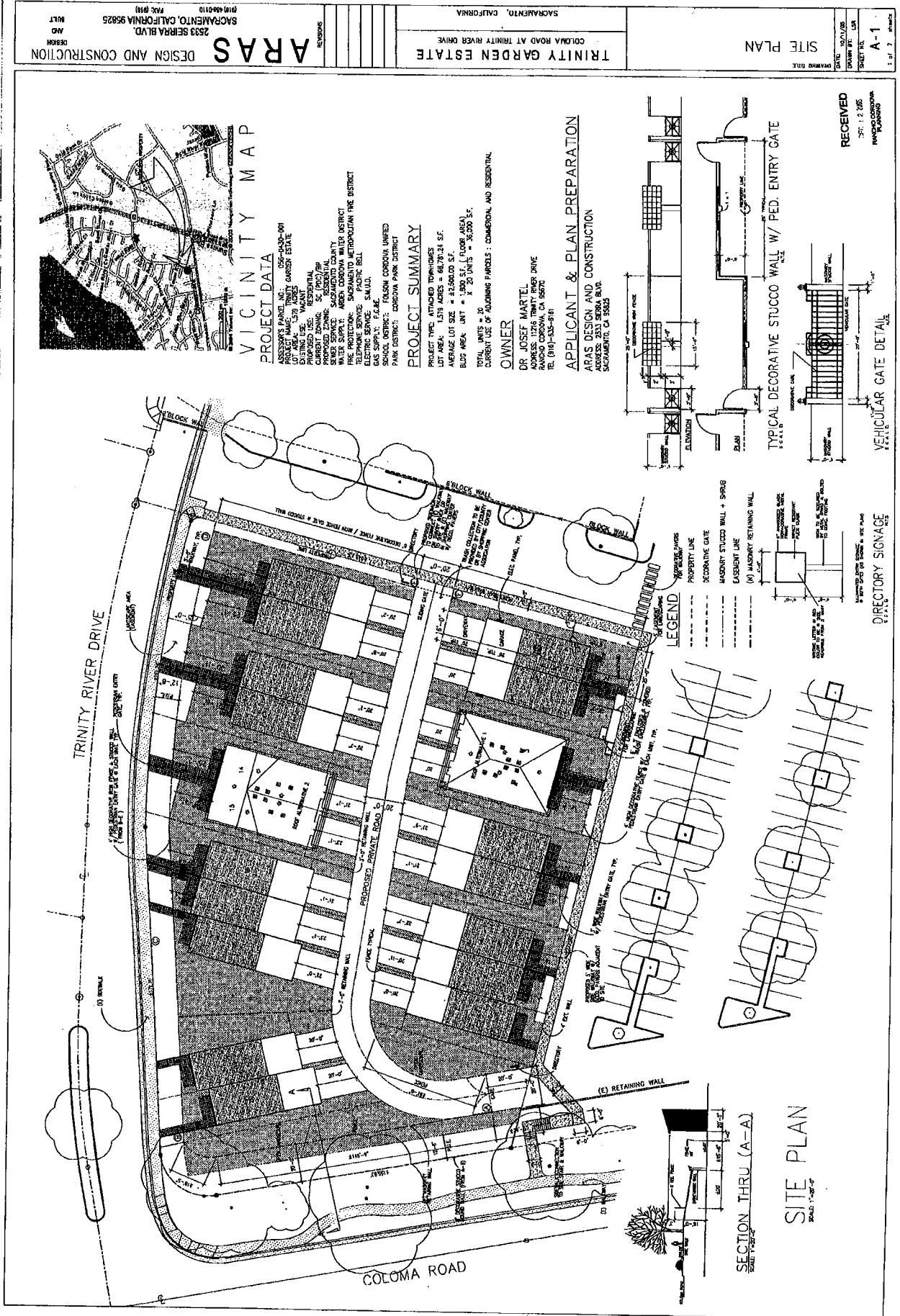


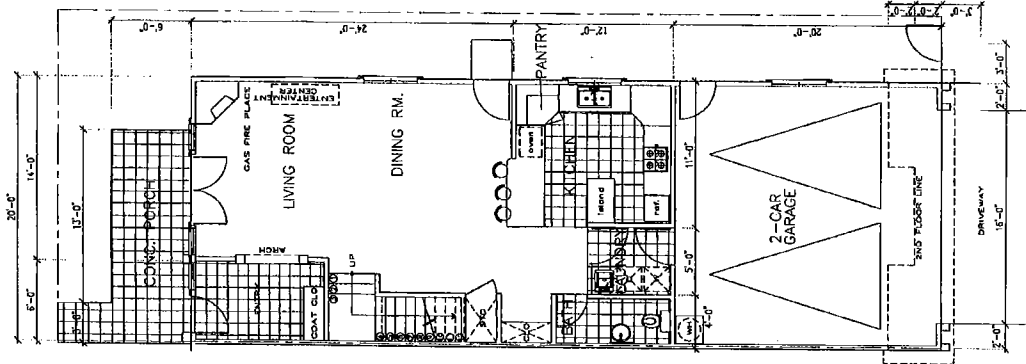


Exhibit B



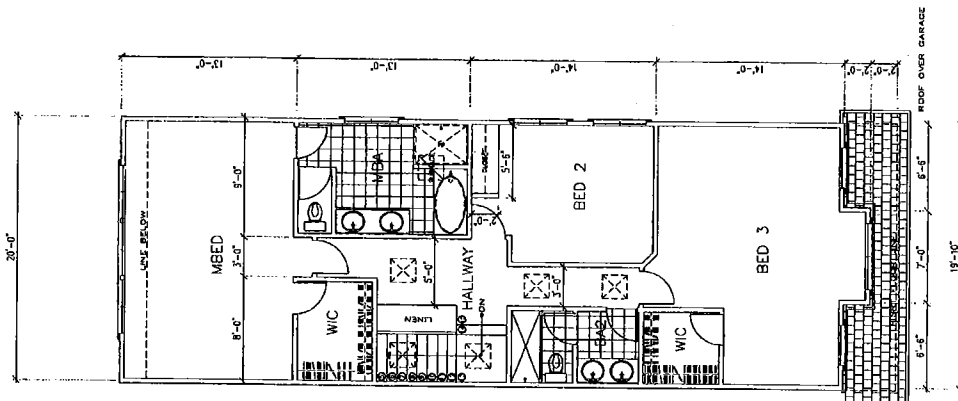
ATTACHMENT 3

TRINITY GARDEN ESTATE COLUMA ROAD AT TRINITY RIVER DRIVE SACRAMENTO, CALIFORNIA		2533 SEIRA BLVD. SACRAMENTO, CALIFORNIA 95825 (916) 488-0110 FAX: (916) 488-0110		DESIGN AND BUILD	ARAS DESIGN AND CONSTRUCTION
FLOOR PLANS FRONT ELEVATION		DRAWING TITLE SHEET NO. 17/175 DATE 11/1/05 SCALE 1/8" = 1'-0" PROJECT NO. A-4			



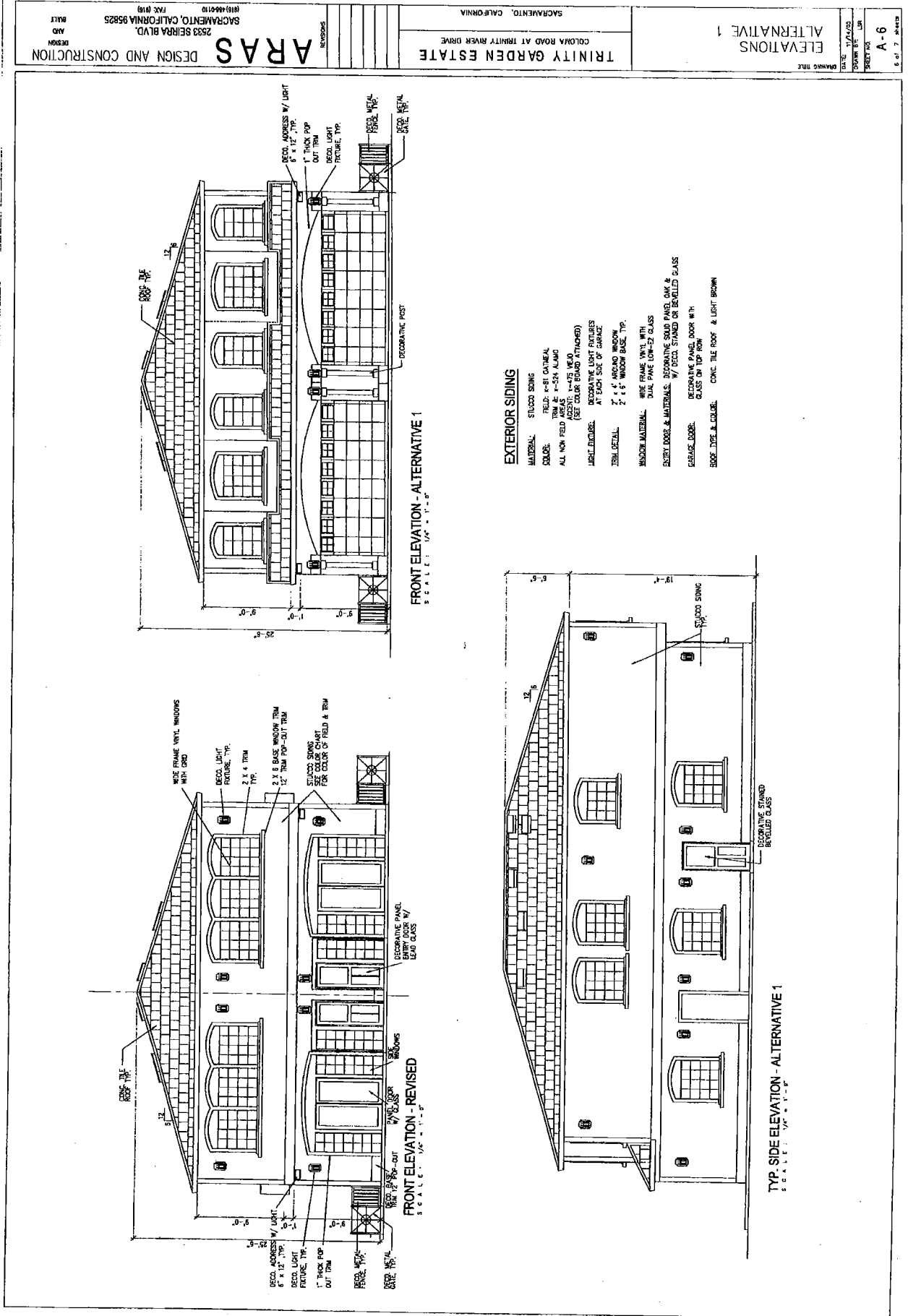
FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"
 1st FLOOR: 1,774 SQ. FT.
 2nd FLOOR: 1,075 SQ. FT.
 GARAGE AREA: 4,400 SQ. FT.
 OPEN CONC. PORCH: 78 SQ. FT.



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"





Conditions of Approval and MMRP

Exhibit C

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
1.	The project approval is for the "Trinity Garden Estate" project for the construction of 20 dwelling units (du) on 2.1 acres with the following entitlements: rezone from SC (shopping center) to RD-15 (residential); tentative subdivision map to create 20 residential lots and a common area; residential design review of a site plan and architecture; and a project Development Agreement.	On-Going	Planning	
2.	The Tentative Subdivision Map approval is valid for three years from the date of City Council approval, unless an extension of time is subsequently approved per Government Code Section 66452.6(e), unless extended by the terms of a Development Agreement.	Three years, commencing with the date of approval.	Planning	
3.	The Applicant shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	On-Going	Planning	
4.	The applicant shall comply with all the mitigation measures included in the Mitigated Negative Declaration dated May 2005, and pay the costs of any technical consultant services incurred during implementation of the MMRP. The initial estimate of these costs is \$7,500. If the initial estimate exceeds the actual monitoring costs, the balance shall be refunded to the proponent, and if the actual monitoring costs exceed the initial estimate, the proponent shall be responsible to pay the additional	On-Going	Planning	

Conditions of Approval and MMRP

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	amount.			
5.	Repair all damage to existing road system attributed to the construction of the project, as determined by the Public Works Director.	On-Going	Public Works	
6.	The project proponent shall ensure that no trees are removed or relocated during construction and operation of the proposed project. If construction activities (including grading) are to occur within 25 feet of the drip line of any existing tree, orange construction fencing shall be placed around the tree at the drip line of the tree in order to prevent accidental damage or removal of the tree. This construction fencing shall not be placed such that it impedes pedestrian traffic on the sidewalk along Coloma Road. Orange fencing may be placed closer than the drip line only in those locations where it is necessary to do so to prevent impacting pedestrian traffic on Coloma Road. If construction activities are to occur within the drip line of any tree, the project proponent shall submit a tree impact prevention plan to the City for approval prior to operations within that area. The plan shall include an arborist's report identifying all onsite trees and information on their relative health and condition, as well as details on steps to be taken to prevent accidental damage or removal of trees. No construction activities may occur within the drip line of any existing tree without an approved plan. Mitigation Measure	Throughout construction activities.	Planning	

Conditions of Approval and MMRP

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
7.	Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during development activities, work shall be suspended and the City shall be immediately notified. The applicant shall coordinate any necessary investigation of the site with appropriate specialists, as needed. The applicant shall be required to implement any mitigation necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.98 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If remains are determined to be Native American, guidelines of the NAHC are to be adhered to in the treatment and disposition of the remains. This measure shall be included as a note on all project plans. Mitigation Measure	Throughout construction activities.	Planning	
8.	If any underground storage tanks (UST) are discovered during construction activities, the UST shall be removed as required by the County Environmental Management Department (EMD), Hazardous Materials Division. In addition, groundwater and soil investigation for contamination and remediation in the tank vicinity shall be conducted if required by the EMD. This mitigation measure shall be included on all improvement plans. Mitigation Measure	Throughout construction activities.	Planning	

Conditions of Approval and MMRP

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	Prior to Grading or Improvement Plan Approval.			
9.	Applicant shall pay any outstanding staff costs associated with the preparation of the tentative map.	Prior to Issuance of Improvement Plans or grading permit.	Finance	
10.	Applicant shall record the Conditions of Approval/Mitigation Monitoring Report Program and pay recordation fees to the County Recorder's Office.	Prior to Issuance of Improvement Plans, grading permit or recordation of any map.	Planning	
11.	The project proponent shall ensure that all exposed surfaces, graded areas, storage piles, and haul roads are watered at least twice daily during construction activities. This requirement shall be included as a note on all improvement plans. Mitigation Measure	Prior to issuance of grading permits and/or approval of improvement plans.	Planning	
12.	The project proponent shall ensure that the amount of material actively worked, the amount of disturbed ground, and the amount of material stockpiled is minimized throughout the construction of the project. This requirement shall be included as a note on all improvement plans.	Prior to issuance of grading permits and/or approval	Planning	

Conditions of Approval and MMRP

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

Conditions of Approval and MMRP

	for mitigation of construction-related nuisances including: restrictions on the hours of construction activities; restrictions on noise levels associated with construction equipment; watering and/or other dust control at all construction sites; and City approval of proposed construction storage and staging areas (including employee parking). These mechanisms shall ensure that noise levels remain below established City of Rancho Cordova General Plan and Noise Ordinance standards. The project applicant shall continuously post visible signage providing a name, address, and 24-hour phone number for information and/or complaints regarding the construction activities. This may be a City number if applicable. These requirements shall be included as a note on all construction plans and in the improvement plan submittal. Mitigation Measure	approval of grading and/or improvement plans.	
17.	The project shall incorporate the following design features to ensure adequate emergency access: turning radii into the development shall meet the District standard of 25 feet inside and 50 feet outside; the gate at the entrance from the shopping center parking lot shall swing in the direction of egress from the proposed development and shall be on a free-exit loop only; the project proponent shall comply with SMFD requirements for access driveway surfaces; vehicle parking shall be prohibited along the entire length of the internal roadway and approved fire lane identification signage/stripping shall be provided; all internal roads shall be free of traffic calming measures, speed bumps, humps, etc.; sufficient visitor/guest vehicle parking spaces must be provided to prevent vehicle parking in the roadway.	Prior to approval of grading and/or improvement plans.	Metro Fire
18.	Provide access roadways to Fire District standards.	Prior to improvement plans	Metro Fire

Conditions of Approval and MMRP

19.	The developer/owner shall provide a detailed sewer design report, which addresses all necessary on-site and off-site facilities to the City for review and approval.	Prior to improvement plans	Planning and Public Works	
20.	Plans shall be submitted to the fire prevention bureau showing hydrant locations for review and approval prior to construction. Fire hydrant details and fire department notes shall be shown on the site plans or improvement drawings.	Prior to improvement plans	Metro Fire	
Prior to Final Map Recordation				
21.	Property Owner/Applicant shall provide or agree to a funding mechanism for maintenance of frontage landscaping by annexation to the City Landscape Maintenance Community Facilities District. All costs associated with the annexation shall be borne by the Property Owner/Applicant.	Prior to recording of the Final Map	Public Works	
22.	The final map shall show easements or other mapped provisions for the placement of centralized mail delivery units.	Prior to Recordation of the Final Map	Public Works	
23.	Dedicate a 12.5-foot public utility easement for underground facilities and appurtenances adjacent to all public streets rights-of-ways.	Prior to recordation of Final Map	SMUD	
24.	Dedicate Lot A and 10 feet adjacent thereto as a public utility easement for underground facilities and appurtenances.	Prior to recordation of Final Map	SMUD	
25.	Reciprocal access and roadway maintenance agreements shall be provided for interior roadways: provisions for necessary repair and maintenance of the roadway surface; removal of vegetation infringing of the roadway clear vertical height of 13'-6" or width of 20'-0"; provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE	Prior to recordation of Final Map	Planning / Metro Fire	

Conditions of Approval and MMRP

	LANE signage or striping; provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems; unrestricted use of and access to the roadway covered by the agreements.			
26.	Developer shall enter into a Development Agreement with the City of Rancho Cordova specifying the obligations of the Developer and the City, including the payment of a special tax for police services, a park improvement fee, and a park renovation and acquisition fee. These fees shall be adjusted on an annual basis according to the San Francisco, Oakland, and San Jose Consumer Price Index.	Prior to recordation of Final Map	Planning / City Attorney	
Prior to the Issuance of Building Permits				
27.	Applicant shall pay any outstanding staff costs associated with the preparation of the improvement plans and/or final map.	Prior to Issuance of first Building Permit.	Finance	
28.	Property Owner/Applicant shall pay all fees established by the City to support the construction of any public facilities and improvements or the provision of public services in relation to the development of the Property.	Prior to the issuance of building permit	Public Works	
29.	The developer shall submit complete landscape planting and irrigation plans for corridor landscaping for review and approval by the Planning Director. Landscaping materials and placement shall follow crime prevention principles.	Prior to the Issuance of Building Permits	Planning and Police	
30.	The walls or fences along Trinity River Drive and the walls along the east property line shall be a maximum of three feet in height or open wrought iron fencing shall be used to allow visibility between private lots, private patios, open space, public streets, and parking lots. This will allow	Prior to Issuance of first Building Permit	Planning and Police	

Conditions of Approval and MMRP

	residents to view those areas and discourage criminal or mischievous behavior. Fencing plans shall be reviewed and approved by the Planning Director and Police Chief.			
31.	The project proponent shall coordinate with the Sacramento Municipal Utilities District (SMUD) to ensure that all transformers on-site or immediately adjacent to the site that predate 1979/1980 are sampled and analyzed as needed to determine the presence or absence of PCBs. All PCB-containing transformers shall be removed and replaced with PCB-free transformers according to the requirements of SMUD. Mitigation Monitoring	Prior to issuance of building permits	Planning	
32.	As construction occurs, all debris, trash, refuse, and abandoned, discarded, and/or out-of-service items shall be removed from the proposed project sites and deposited off-site in an appropriate disposal facility. This mitigation measure shall be included on all improvement plans. Mitigation Monitoring	All such materials shall be completely removed prior to issuance of building permits	Planning	
33.	Approved fire hydrants capable of providing the required fire flow shall be installed and operational prior to any construction or on-site storage of combustible materials. Hydrant spacing, minimum fire flow and other fire requirements shall be approved by the Fire District.	Prior to first building permit	Metro Fire	
34.	Residential roof coverings shall consist of materials that have a minimum Class C rating.	Prior to building permit	Metro Fire	

Conditions of Approval and MMRP

35.	A copy of the road maintenance agreement shall be provided for review and approval by the Fire District.	Prior to first building permit	Metro Fire	
	Prior to Final Inspection			
36.	Improve and landscape the individual properties and landscape areas according to the approved plans. Widths and layouts of sidewalks shall be reviewed and approved by the Planning Director. All improvements shall be reviewed and accepted by the City Engineer, prior to assuming maintenance responsibility.	Prior to Final Inspection and Occupancy of the first unit	Planning	
37.	Install security gates according to the Sacramento County Fire Code emergency access gates and barrier requirements. All proposed pedestrian access gate installations shall be in full compliance. Gates and fencing plans shall be reviewed by the Fire District prior to installation.	Prior to Installation of gates and Final Inspection and Occupancy of first unit	Metro Fire	
38.	Fire lane identification signage/stripping shall be provided along interior access drive to prohibit parking.	Prior to Final Inspection and Occupancy of first unit	Metro Fire	
39.	Property owner shall enter into an agreement (e.g. C C & Rs) that controls vehicular parking on the interior access roadways and contains provisions for the timely removal of vehicles parking in prohibited areas. A copy of these regulations shall be provided to Metro Fire for review.	Prior to Final Inspection and Occupancy of first unit	Metro Fire	
40.	A maintenance agreement or other mechanism determined suitable by the City, shall be developed and signed by all owners to ensure the timely repair and maintenance of private roadways and common space within the development.	Prior to Final Inspection and Occupancy of first unit	Police / Planning	

Conditions of Approval and MMRP

41.	Building numbers shall be posted on each building in locations and heights as to allow visibility by responding public safety personnel.	Prior to Final Inspection and Occupancy	Police / Metro Fire	
42.	Lighting shall be installed as approved by the design review process to allow adequate visibility by residents, law enforcement and passersby during nighttime hours. Lighting fixtures shall resist breakage and vandalism. Parking areas, roadways and drive shall be illuminated with high intensity discharge lighting equipped with vandal resistance covers and photocell control. A lighting level of 0.25 to 0.50 foot-candles shall be maintained at ground level. At entry intersections 0.50 foot-candles shall be provided.	Prior to First Occupancy	Planning / Police	
43.	Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than six (6) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background.	Prior to Final Inspection / Occupancy	Planning / Metro Fire	

Conditions of Approval

General Information and Compliance Items:

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

1. Though not required, it is recommended that all single-family dwellings be equipped with an automatic fire sprinkler system. As approximately 80% of all fire deaths occur in residential dwellings, these life safety systems drastically improve the occupant's chance of surviving a fire. (Fire Department)
2. Permits and/or fees are required for the following reviews: civil plans, architectural plans, fire sprinkler plans and fire alarm plans. Additional permits and fees may apply depending upon the scope of the project. (Fire Department)
3. The installation of on-site or off-site fire protection equipment, including fire hydrants and water mains, shall meet the standards of the Metro Fire District and the water purveyor having jurisdiction. (Fire Department)
4. The installation of addresses, landscaping, tree wells and/or traffic islands are subject to the standards outlined by the Metro Fire District.
5. Gas service may be available to this project if desired. The developer should contact PG & E's Service Planning Department as soon as possible to coordinate construction so as not to delay the project. (PGE)
6. Developers will construct a concrete base for placement of the centralized mail delivery unit after construction of curb, gutter and sidewalk. Specifications and location of such base shall be determined pursuant to the applicable requirements of the Postal Service and the Sacramento County Public Works Agency, with due consideration of street light location, traffic safety, security, and consumer convenience. (Post Office)
7. Homes that have attached garages with secondary access doors will have solid core or metal covered doors with dead bolt locks. (Police Department)
8. Skylight side panels that are placed next to entrance doors will not be on the same side as the lock mechanism of the door. Only one panel may be installed per door, adjacent to the hinges. (Police Department)
9. All external door frames, including the side garage, will have screws that are a minimum of three inches long in the strike plate. Strike plates should be anchored with a minimum of four screws. (Police Department)
10. On-site source and control measures are required for this project in accordance with the latest version of the City/County Guidance Manual (Guidance Manual of On-Site Storm Water Quality Control Measures). In all cases, source control measures on the improvement plans will include provision of a permanent storm drain message "No Dumping – Flows to Creek" or other approved message shall be stamped in concrete at each inlet. Other on-site source and treatment control measure(s) should also be used in accordance with specific residential activities referenced in the Guidance Manual. The final design of the proposed on-site source and treatment controls will be approved by the Department of Water Resources. (Water Resources).
11. Project proponents and/or future successors of interests shall comply with all 'Water Supply' provisions established in Ordinance No. SZC 2002-0014, Control No. 93-0243.
12. All pedestrian access ramps affected by this project must be installed/upgraded pursuant to the State of California Title 24 Code of Regulations and to the satisfaction of the Department of Transportation of the Public Works Agency.

CITY OF RANCHO CORDOVA

ORDINANCE NO. 45-2006

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
APPROVING THE DEVELOPMENT AGREEMENT FOR RC-05-190
FOR TRINITY GARDEN ESTATES**

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

Section 1: Recitals

- A. To strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the Legislature of the State of California adopted Section 65864, et seq., of the Government Code (the "Development Agreement Statute"), which authorizes the City and any person having a legal or equitable interest in the real property to enter into a development agreement, establishing certain development rights in the Property which is the subject of the development project application.
- B. The proposed Trinity Garden Estates Project (RC-05-190) is located on the northeast corner of Trinity River Drive and Coloma Road, and is designated as Moderate Density Residential by the General Plan.
- C. Joseph Martel, M.D. ("Applicant") has filed an application requesting approval of a Development Agreement for the Project.
- D. A Development Agreement between the City of Rancho Cordova and the Applicant ("Development Agreement") has been presented to the City Council, a copy of which is attached hereto as Exhibit A.
- E. On June 8, 2006, the Planning Commission, as the planning agency for purposes of development agreement review, held a properly noticed public hearing pursuant to Government Code Section 65867 and recommended that the City Council approve the Development Agreement.
- F. On July 5, 2006, the City Council, as the legislative body for purposes of development agreement approval, held a properly noticed public hearing pursuant to Government Code Section 65867 and considered all comments received in writing and all testimony received at the public hearing.
- G. The City prepared a Mitigated Negative Declaration (May 2006) to satisfy the requirements of the California Environmental Quality Act (CEQA) for the Trinity Gardens Estate project.

Section 2: Findings and Determinations

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

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

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

B. The Development Agreement is compatible with the uses authorized in, and the regulations prescribed for, the land use area in which the real property is located in that the project approvals include the Rezoning of the Property as adopted by the City on July 17, 2006 by City Ordinance 44-2006.

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

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

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

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

Section 3: Approval

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

Section 4: Amendment of the Zoning Code

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

"101-821. Development Agreement for Trinity Garden Estates"

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

Section 5: Recordation

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

Section 6: Effective Date and Publication of Ordinance Summary

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

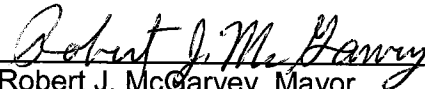
PASSED AND ADOPTED by the City Council of the City of Rancho Cordova this 17th day of July 2006, by the following vote:

AYES: Budge, Cooley, Sander, Skoglund, McGarvey

NOES: None

ABSENT: None

ABSTAIN: None


Robert J. McGarvey, Mayor

ATTEST:


Lillian E. Hare, City Clerk

OFFICIAL BUSINESS
Document entitled to free recording
Government Code Section 6103

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670
Attn: City Clerk

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

DEVELOPMENT AGREEMENT

BY AND BETWEEN

CITY OF RANCHO CORDOVA

AND

JOSEPH MARTEL, M.D., AS LANDOWNER

RELATIVE TO TRINITY GARDENS ESTATE

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DEVELOPMENT AGREEMENT RELATIVE TO TRINITY GARDENS ESTATE

This Development Agreement is entered into as of this 17th day of July, 2006, by and between CITY OF RANCHO CORDOVA, a municipal corporation ("City"), and JOSEPH MARTEL, M.D., ("Landowner"). City and Landowner are hereinafter collectively referred to as the "Parties" and singularly as "Party."

RECITALS

1. **Authorization.** To strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the Legislature of the State of California adopted Government Code Section 65864, et seq. (the "Development Agreement Statute"), which authorizes City and any person having a legal or equitable interest in the real property to enter into a development agreement, establishing certain development rights in the Property which is the subject of the development project application.
2. **Property.** Landowner holds a legal or equitable interest in certain real property located in the City of Rancho Cordova, County of Sacramento, more particularly described in Exhibit A and Exhibit B attached hereto (the "Property"). Landowner represents that all persons holding legal or equitable interests in the Property shall be bound by this Agreement.
3. **Project.** Landowner has obtained various approvals from City (described in more detail in Recital 6 below), including approval for a tentative subdivision map for a project known as Trinity Gardens Estate (the "Project") to be located on the Property.
4. **Public Hearing.** On June 8, 2006, the Planning Commission of City of Rancho Cordova, serving as City's planning agency for purposes of development agreement review pursuant to Government Code Section 65867, considered this Agreement and recommended approval of this Agreement to City Council.
5. **Environmental Review.** On May 15, 2006, City Council certified as adequate and complete, the Mitigated Negative Declaration ("MND") for the Project. Mitigation measures were required in the MND and are incorporated into the Project and into the terms and conditions of this Agreement, as reflected by the findings adopted by City Council concurrently with this Agreement.
6. **Project Approvals.** The following land use approvals (together the "Project Approvals") have been granted for the Property, which entitlements are the subject of this Agreement.
 - 6.1. The MND. The Mitigation Measures in both the MND are incorporated into the Project and into the terms and conditions of this Agreement.
 - 6.2. The Rezoning of the Property, approved by City on July 17, 2006, by City Ordinance No. 44-2006;
 - 6.3. The Tentative Subdivision Map for the Project (attached hereto as Exhibit C approved by City on July 5, 2006, by City Resolution No. 124-2006;

6.4. This Development Agreement, as adopted by City Ordinance No. 45-2006 (the "Adopting Ordinance"), on July 17, 2006.

7. **Need for Services and Facilities.** Development of the Property will result in a need for municipal services and facilities, some of which services and facilities will be provided by City to such development subject to the performance of Landowner's obligations hereunder. With respect to water, pursuant to Government Code Section 65867.5, any tentative map approved for the Property will comply with the provisions of Government Code 66473.7.

8. **Contribution to Costs of Facilities and Services.** Landowner agrees to contribute to the costs of such public facilities and services as required herein to mitigate impacts on the community of the development of the Property, and City agrees to provide such public facilities and services as required herein to assure that Landowner may proceed with and complete development of the Property in accordance with the terms of this Agreement. City and Landowner recognize and agree that, but for Landowner's contributions to mitigate the impacts arising as a result of development entitlements granted pursuant to this Agreement, City would not and could not approve the development of the Property as provided by this Agreement and that, but for City's covenant to provide certain facilities and services for development of the Property, Landowner would not and could not commit to provide the mitigation as provided by this Agreement. City's vesting of the right to develop the Property as provided herein is in reliance upon and in consideration of Landowner's agreement to make contributions toward the cost of public improvements as herein provided to mitigate the impacts of development of the Property as development occurs.

9. **Development Agreement Ordinance.** City and Landowner have taken all actions mandated by, and fulfilled all requirements set forth in, the Development Agreement Ordinance of the City of Rancho Cordova, as set forth in City Municipal Code.

10. **Consistency with General and Specific Plan.** Having duly examined and considered this Agreement and having held properly noticed public hearings hereon, in City Ordinance No. 45-2006, City found that this Agreement satisfies the Government Code §65867.5 requirement of general plan and specific plan consistency.

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

AGREEMENT

1. **Incorporation of Recitals.** The Preamble, the Recitals and all defined terms set forth in both are hereby incorporated into this Agreement as if set forth herein in full.

2. **Description of Property.** The property, which is the subject of this Development Agreement, is described in Exhibit A and depicted in Exhibit B attached hereto ("Property").

3. **Interest of Landowner.** The Landowner has a legal or equitable interest in the Property. Landowner represents that all persons holding legal or equitable interests in the Property shall be bound by the Agreement.

4. **Relationship of City and Landowner.** It is understood that this Agreement is a contract that has been negotiated and voluntarily entered into by City and Landowner and that

Landowner is not an agent of City. City and Landowner hereby renounce the existence of any form of joint venture or partnership between them, and agree that nothing contained herein or in any document executed in connection herewith shall be construed as making City and Landowner joint venturers or partners.

5. Effective Date and Term.

5.1. Effective Date. The effective date of this Agreement ("Effective Date") is August 17, 2006, which is the effective date of City Ordinance No. 45-2006, adopting this Agreement.

5.2. Term. Upon execution, the term of this Agreement shall commence on the Effective Date and extend for a period of seven (7) years, unless said term is terminated, modified or extended by circumstances set forth in this Agreement. Following the expiration of the term, this Agreement shall be deemed terminated and of no further force and effect. Said termination of the Agreement shall not affect any right or duty created by City approvals for the Property adopted prior to, concurrently with, or subsequent to the approval of this Agreement.

5.3. Automatic Termination Upon Completion and Sale of Residential Lot. This Agreement shall automatically be terminated, without any further action by either party or need to record any additional document, with respect to any single-family residential lot within a parcel designated by the Project Approvals for residential use, upon completion of construction and issuance by City of a final occupancy permit for a dwelling unit upon such residential lot and conveyance of such improved residential lot by Landowner to a bona-fide good-faith purchaser thereof. In connection with its issuance of a final inspection for such improved lot, City shall confirm that all improvements, which are required to serve the lot, as determined by City, have been accepted by City. Termination of this Agreement for any such residential lot as provided for in this Section shall not in any way be construed to terminate or modify any assessment district or Mello-Roos Community Facilities District lien affecting such lot at the time of termination.

6. Use of Property.

6.1. Right to Develop. Landowner shall have the vested right to develop the Project in accordance with the terms and conditions of this Agreement, the Project Approvals, and any amendments to any of them as shall, from time to time, be approved pursuant to this Agreement. Landowner's vested right to develop the Property shall be subject to subsequent approvals; provided however, except as provided in Section 6.3, that any conditions, terms, restrictions and requirements for such subsequent approvals shall not prevent development of the Property for the uses, or reduce the density and intensity of development, or limit the rate or timing of development set forth in this Agreement, as long as Landowner is not in default under this Agreement.

6.2. Permitted Uses. The permitted uses of the Property, the density and intensity of use, the maximum height and size of proposed buildings, provisions for reservation or dedication of land for public purposes, location and maintenance of on-site and off-site improvements, location of public utilities and other terms and conditions of development applicable to the Property, shall be those set forth in this Agreement, the Project Approvals and any amendments to this Agreement or the Project Approvals. City acknowledges that the Project Approvals provide for the land uses and approximate acreages for the Property as set forth in Exhibit C and Exhibit D.

6.3. Moratorium, Quotas, Restrictions or Other Growth Limitations.

Subject to applicable law relating to the vesting provisions of development agreements, Landowner and City intend that, except as otherwise provided in this Agreement, this Agreement shall vest the Project Approvals against subsequent City resolutions, ordinances and initiatives that directly or indirectly limit the rate, timing, sequencing of development, or prevent or conflict with the permitted uses, density and intensity of uses as set forth in the Project Approvals; provided however, Landowner shall, to the extent allowed by the laws pertaining to development agreements, be subject to any growth limitation ordinance, resolution, rule, regulation or policy which is adopted on a uniformly applied, City-wide or area-wide basis, and directly concerns a public health or safety issue, in which case City shall treat Landowner in a uniform, equitable and proportionate manner with all properties, public and private, which are impacted by that public health or safety issue.

6.4. Additional Conditions.

6.4.1. New Park Development Obligation. Landowner shall pay development impact fees to mitigate the costs of designing, constructing and installing park improvements based on a 5.25 acre per one thousand (1,000) population standard. These development impact fees shall be in the amount of eleven thousand and twenty-seven dollars (\$11,027) per single-family residential parcel or residential parcel equivalent which shall be adjusted on an annual basis beginning on March 1st 2007, by the higher of either: (a) the method described in City Ordinance No. 24-2004, relating to the establishment of development impact fees within the Sunrise Douglas Community Plan which provides for an annual program fee adjustment, (b) the method provided in any subsequent revisions of City Ordinance No. 24-2004, or (c) four (4%) percent. The development impact fee of eleven thousand and twenty-seven dollars (\$11,027) shall not include the costs of park street frontage improvements. Landowner shall be obligated to provide park land in-lieu fees to the Cordova Recreation and Park District to satisfy a total park land obligation of 0.29 acres (calculated as five (5) acres of park land per 1,000 residents), and community facility in-lieu fees to the City to satisfy a total community facility obligation of 0.02 acres (calculated as 0.25 acres of community facilities per 1,000 residents).

The calculation of fees in-lieu of dedication shall be based on the appraised value of the land within the Project valued after approval of the tentative map per City requirements, or by agreement among Landowner, City and Cordova Recreation and Park District, which agreement shall be reduced to writing and attached to this Agreement as an addendum.

6.4.2. Timing of Dedications and Improvements of Parks.

Prior to the recordation of any final map for the Project or for any individual residential or non-residential parcel of the Property, Landowner shall pay the in-lieu fees and fulfill the obligations described in Section 6.4.1. Landowner will be deemed to have satisfied in full its park development and community facility obligation, after fulfilling the requirements described in Section 6.4.1 and 6.4.2.

6.4.3. Police Tax. Landowner agrees to vote in favor of and to cooperate in the creation of a special tax zone area within the Rancho Cordova Special Police Tax Area. A vote by Landowner to repeal or amend the special tax shall constitute an event of default under this Agreement and in addition to all other remedies, Landowner shall be obligated to pay under this Agreement, the difference between the amount of the tax before the vote to repeal or amend the tax, and the amount of the proposed special tax. The boundaries of the

special tax zone area shall be contiguous with the boundaries of the Property. Landowner shall vote in favor of and cooperate in the levy of a special tax for police services on each residential parcel or residential parcel equivalent on the Property. City is in the process of preparing a General Plan Fiscal Analysis which will include a review of the current shortfall of revenue for police services, and a new proposed amount of the special police tax. The special tax shall be in the amount of the lesser of (1) \$450 annually, per single-family residential parcel or residential parcel equivalent, and \$0.25 for each square foot of gross parcel area of non-residential use (excluding recreational and agricultural uses), or (2) the amount calculated in the General Plan Fiscal Analysis which City is in the process of preparing. Multi-family residential units on a single parcel shall be assessed on a proportionately equivalent basis (e.g., a two-unit attached housing structure, such as a duplex, would be deemed to consist of two residential parcels for purposes of the police tax). The amount of the special tax shall be adjusted annually based upon the percentage change in the United States Department of Labor Consumer Price Index for all Urban Consumers for the San Francisco-Oakland-San Jose area between April and April of each year. If the Consumer Price Index is discontinued, or revised, such other government index or computation with which it is replaced shall be used in order to obtain substantially the same result as would be obtained if the Consumer Price Index had not been discontinued or revised. The special tax shall be payable annually following issuance of a building permit for each subject parcel. Landowner shall pay all the costs of conducting the election and all costs related to the implementation of this Section for the Project.

7. Applicable Rules, Regulations, Fees and Official Policies.

7.1. Rules Regarding Permitted Uses. Except as provided in this Agreement, City's ordinances, resolutions, rules, regulations and official policies governing the permitted uses of the Property, the density and intensity of use, the rate timing and sequencing of development, the maximum height and size of proposed buildings, and provisions for reservation and dedication of land shall be those in force on the Effective Date of this Agreement. Except as provided in Section 8.2, this Agreement does not vest Landowner's rights to pay development impact fees, exactions and dedications, processing fees, inspection fees, plan checking fees or charges.

7.2. Rules Regarding Design and Construction. Unless otherwise expressly provided in this Agreement, all other ordinances, resolutions, rules, regulations and official policies governing design, improvement and construction standards and specifications applicable to the Project and to public improvements to be constructed by Landowner shall be those in force and effect at the time the applicable permit approval is granted.

7.3. Changes in State or Federal Law. This Agreement shall not preclude the application to development of the Property of changes in City laws, regulations, plans or policies, the terms of which are specifically mandated and required by changes in State or Federal laws or regulations.

7.4. Uniform Codes Applicable. Unless otherwise expressly provided in this Agreement, the Project shall be constructed in accordance with the provisions of the Uniform Building, Mechanical, Plumbing, Electrical and Fire Codes, City standard construction specifications, and Title 24 of the California Code of Regulations, relating to Building Standards, in effect at the time of approval of the appropriate building, grading, encroachment or other construction permits for the Project. If no permits are required for infrastructure improvements, such improvements will be constructed in accordance with the provisions of the Uniform Building, Mechanical, Plumbing, Electrical and Fire Codes, City standard construction

specifications, and Title 24 of the California Code of Regulations, relating to Building Standards, in effect at the start of construction of such infrastructure.

8. Subsequently Enacted Fees, Dedications, Assessments and Taxes.

8.1. Processing Fees and Charges. Landowner shall pay those processing, inspection, and plan check fees and charges required by City under then current regulations for processing applications and requests for permits, approvals and other actions, and monitoring compliance with any permits issued or approvals granted or the performance of any conditions with respect thereto or any performance required of Landowner hereunder.

8.2. Development Impact Fees, Exactions and Dedications. Landowner shall pay all development impact fees, dedications of land, connection or mitigation fees, and exactions required by City to support in the construction of any public facilities and improvements or the provision of public services in relation to development of the Property (together "Exactions") authorized by City after the Effective Date as long as said Exactions otherwise comply with applicable law, and are either (i) required on a City-wide basis, or (ii) apply uniformly to all properties within City that are zoned consistent with the Project Approvals, or (iii) apply uniformly to all properties that are similarly situated, whether by geographic location or other distinguishing circumstances. Except as otherwise provided in this Agreement, Exactions required by City to be paid by Landowner that do not meet one of the preceding criteria, shall be the Exactions authorized as of the Effective Date. Wherever this Agreement obligates Landowner to design, construct or install any improvements, the cost thereof may be provided by Landowner or by a Community Facilities District (CFD) or other such financing mechanism acceptable to City, subject to and in accordance with the provisions thereof.

9. Community Facilities District.

9.1. Community Facilities District Formation - Financing. City acknowledges that Landowner may cause to be formed a Community Facilities District ("CFD") pursuant to the provisions of Section 53311 et seq. of the Government Code for the purpose of financing the acquisition or construction of a portion of the Improvements described in Section 8.2.

9.2. Issuance of Bonds. City and Landowner agree that, with the consent of Landowner, and to the extent permitted by law, City and Landowner shall use their best efforts to cause bonds to be issued in amounts sufficient to achieve the purposes of this Section.

9.3. Payment Prior to Issuance of Bonds. Nothing in this Agreement shall be construed to preclude the payment by an owner of any of the parcels to be included within the CFD of a cash amount equivalent to its proportionate share of costs for the Improvements, or any portion thereof, prior to the issuance of bonds.

9.4. Private Financing. Nothing in this Agreement shall be construed to limit Landowners option to install the Improvements through the use of private financing.

9.5. Acquisition and Payment. City agrees that it shall use its best efforts to allow and facilitate monthly acquisition of completed Improvements or completed portions thereof, and monthly payment of appropriate amounts for such Improvements to the person or entity constructing Improvements or portions thereof, provided City shall only be obligated to use CFD bond or tax proceeds for such acquisitions.

10. Amendment or Cancellation.

10.1. Modification Because of Conflict with State or Federal Laws. In the event that State or Federal laws or regulations enacted after the Effective Date of this Agreement prevent or preclude compliance with one or more provisions of this Agreement or require changes in plans, maps or permits approved by City, the parties shall meet and confer in good faith in a reasonable attempt to modify this Agreement to comply with such federal or state law or regulation. Any such amendment or suspension of the Agreement shall be approved by City Council in accordance with the Municipal Code and this Agreement.

10.2. Amendment by Mutual Consent. This Agreement may be amended in writing from time to time by mutual consent of the parties hereto and in accordance with the procedures of State law and the Municipal Code.

10.3. Insubstantial Amendments. Notwithstanding the provisions of the preceding Section 10.2, any amendments to this Agreement which do not relate to (a) the term of the Agreement as provided in Section 5.2; (b) the permitted uses of the Property as provided in Sections 6.2 and 7.1; (c) provisions for "significant" reservation or dedication of land; (d) the location and maintenance of on-site and off-site improvements; (e) the density or intensity of use of the Project; (f) the maximum height or size of proposed buildings or (g) monetary contributions by Landowner as provided in this Agreement shall not, except to the extent otherwise required by law, require notice or public hearing before either the Planning Commission or City Council before the parties may execute an amendment hereto. City's City Manager shall determine whether a reservation or dedication is "significant".

10.4. Amendment of Project Approvals. Any amendment of Project Approvals relating to: (a) the permitted use of the Property; (b) provision for reservation or dedication of land; (c) the density or intensity of use of the Project; (d) the maximum height or size of proposed buildings; (e) monetary contributions by Landowner; (f) the location and maintenance of on-site and off-site improvements; or (g) any other issue or subject not identified as an "insubstantial amendment" in Section 10.3 of this Agreement, shall require an amendment of this Agreement. Such amendment shall be limited to those provisions of this Agreement, which are implicated by the amendment of the Project Approval. Any other amendment of the Project Approval(s) shall not require amendment of this Agreement unless the amendment of the Project Approval(s) relates specifically to some provision of this Agreement.

10.5. Cancellation by Mutual Consent. Except as otherwise permitted herein, this Agreement may be canceled in whole or in part only by the mutual consent of the parties or their successors in interest, in accordance with the provisions of the Municipal Code. Any fees paid pursuant to this Agreement prior to the date of cancellation shall be retained by City.

11. Term of Project Approvals. Pursuant to California Government Code Section 66452.6(a), the term of any parcel map or tentative subdivision map shall automatically be extended for the term of this Agreement.

12. Annual Review.

12.1. Review Date. The annual review date for this Agreement shall be approximately 12 months from the date the Agreement is entered into.

12.2. Initiation of Review. City's Planning Director shall initiate the annual review by giving to Landowner written notice that City intends to undertake such review. Within thirty (30) days of City's notice, Landowner shall provide evidence to the Planning Director to demonstrate good faith compliance with the Development Agreement. The burden of proof, by substantial evidence of compliance, is upon Landowner. City's failure to timely initiate the annual review is not deemed to be a waiver of the right to do so at a later date; accordingly, Landowner is not deemed to be in compliance with the Agreement by virtue of such failure to timely initiate review.

12.3. Staff Reports. City shall deposit in the mail to Landowner a copy of all staff reports, and related Exhibits, concerning contract performance at least three (3) days prior to any annual review.

12.4. Costs. Costs reasonably incurred by City in connection with the annual review shall be paid by Landowner in accordance with City's schedule of fees and billing rates in effect at the time of review.

12.5. Non-compliance with Agreement; Hearing. If the Planning Director determines, on the basis of substantial evidence, that Landowner has not complied in good faith with the terms and conditions of the Agreement during the period under review, City Council, upon receipt of any report or recommendation from the Planning Commission, may initiate proceedings to modify or terminate the Agreement, at which time an administrative hearing shall be conducted, in accordance with the procedures of State law and Municipal Code Section 110-05. As part of that final determination, City Council may impose conditions that it considers necessary and appropriate to protect the interest of City.

12.6. Appeal of Determination. The decision of City Council as to Landowner's compliance shall be final, and any Court action or proceeding to attack, review, set aside, void or annul any decision of the determination by the Council shall be commenced within thirty (30) days, as set forth in the Municipal Code (Section 115-39).

13. Default. Subject to any applicable extension of time, failure by any party to perform any term or provision of this Agreement required to be performed by such party shall constitute an event of default ("Event of Default"). For purposes of this Agreement, a party claiming another party is in default shall be referred to as the "Complaining Party," and the party alleged to be in default shall be referred to as the "Party in Default." A Complaining Party shall not exercise any of its remedies as the result of such Event of Default unless such Complaining Party first gives notice to the Party in Default as provided in Section 13.1.1, and the Party in Default fails to cure such Event of Default within the applicable cure period.

13.1. Procedure Regarding Defaults.

13.1.1. Notice. The Complaining Party shall give written notice of default to the Party in Default, specifying the default complained of by the Complaining Party. Delay in giving such notice shall not constitute a waiver of any default nor shall it change the time of default.

13.1.2. Cure. The Party in Default shall diligently endeavor to cure, correct or remedy the matter complained of, provided such cure, correction or remedy shall be completed within the applicable time period set forth herein after receipt of written

notice (or such additional time as may be deemed by the Complaining Party to be reasonably necessary to correct the matter).

13.1.3. Failure to Assert. Any failures or delays by a Complaining Party in asserting any of its rights and remedies as to any default shall not operate as a waiver of any default or of any such rights or remedies. Delays by a Complaining Party in asserting any of its rights and remedies shall not deprive the Complaining Party of its right to institute and maintain any actions or proceedings, which it may deem necessary to protect, assert, or enforce any such rights or remedies.

13.1.4. Notice of Default. If an Event of Default occurs prior to exercising any remedies, the Complaining Party shall give the Party in Default written notice of such default. If the default is reasonably capable of being cured within thirty (30) days, the Party in Default shall have such period to effect a cure prior to exercise of remedies by the Complaining Party. If the nature of the alleged default is such that it cannot, practicably be cured within such thirty (30) day period, the cure shall be deemed to have occurred within such thirty (30) day period if: (a) the cure shall be commenced at the earliest practicable date following receipt of the notice; (b) the cure is diligently prosecuted to completion at all times thereafter; (c) at the earliest practicable date (in no event later than thirty (30) days after the curing party's receipt of the notice), the curing party provides written notice to the other party that the cure cannot practicably be completed within such thirty (30) day period; and (d) the cure is completed at the earliest practicable date. In no event shall Complaining Party be precluded from exercising remedies if a default is not cured within ninety (90) days after the first notice of default is given.

13.1.5. Legal Proceedings. Subject to the foregoing, if the Party in Default fails to cure a default in accordance with the foregoing, the Complaining Party, at its option, may institute legal proceedings pursuant to this Agreement or, in the event of a material default, terminate this Agreement. Upon the occurrence of an Event of Default, the parties may pursue all other remedies at law or in equity, which are not otherwise provided for or prohibited by this Agreement, or in City's regulations governing development agreements, expressly including the remedy of specific performance of this Agreement.

13.1.6. Effect of Termination. If this Agreement is terminated following any Event of Default of Landowner or for any other reason, such termination shall not affect the validity of any building or improvement within the Property which is completed as of the date of termination, provided that such building or improvement has been constructed pursuant to a building permit issued by City. Furthermore, no termination of this Agreement shall prevent Landowner from completing and occupying any building or other improvement authorized pursuant to a valid building permit previously issued by City that is under construction at the time of termination, provided that any such building or improvement is completed in accordance with said building permit in effect at the time of such termination.

14. Estoppel Certificate. Either Party may, at any time, and from time to time, request written notice from the other Party requesting such Party to certify in writing that, (a) this Agreement is in full force and effect and a binding obligation of the Parties; (b) this Agreement has not been amended or modified either orally or in writing, or if so amended, identifying the amendments; and (c) to the knowledge of the certifying Party the requesting Party is not in default in the performance of its obligations under this Agreement, or if in default, to describe therein the nature and amount of any such defaults. A Party receiving a request hereunder shall execute and return such certificate within thirty (30) days following the receipt thereof, or

such longer period as may reasonably be agreed to by the Parties. City Manager of City shall be authorized to execute any certificate requested by Landowner. Should the party receiving the request not execute and return such certificate within the applicable period, this shall not be deemed to be a default.

15. Mortgagee Protection; Certain Rights of Cure.

15.1. Mortgagee Protection. This Agreement shall be superior and senior to any lien placed upon the Property, or any portion thereof after the date of recording this Agreement, including the lien for any deed of trust or mortgage ("Mortgage"). Notwithstanding the foregoing, no breach hereof shall defeat, render invalid, diminish or impair the lien of any Mortgage made in good faith and for value, but all the terms and conditions contained in this Agreement shall be binding upon and effective against any person or entity, including any deed of trust beneficiary or mortgagee ("Mortgagee") who acquires title to the Property, or any portion thereof, by foreclosure, trustee's sale, deed in lieu of foreclosure, or otherwise.

15.2. Mortgagee Not Obligated. Notwithstanding the provisions of Section 15.1 above, no Mortgagee shall have any obligation or duty under this Agreement, before or after foreclosure or a deed in lieu of foreclosure, to construct or complete the construction of improvements, or to guarantee such construction of improvements, or to guarantee such construction or completion, or to pay, perform or provide any fee, dedication, improvements or other exaction or imposition; provided, however, that a Mortgagee shall not be entitled to devote the Property to any uses or to construct any improvements thereon other than those uses or improvements provided for or authorized by the Project Approvals or by this Agreement.

15.3. Notice of Default to Mortgagee and Extension of Right to Cure. If City receives notice from a Mortgagee requesting a copy of any notice of default given Landowner hereunder and specifying the address for service thereof, then City shall deliver to such Mortgagee, concurrently with service thereon to Landowner, any notice given to Landowner with respect to any claim by City that Landowner has committed an Event of Default. Each Mortgagee shall have the right during the same period available to Landowner to cure or remedy, or to commence to cure or remedy, the Event of Default claimed set forth in City's notice. City, through its City Manager, may extend the cure period provided in Section 13.1.2 for not more than an additional sixty (60) days upon request of Landowner or a Mortgagee.

16. Severability. Except as set forth herein, if any term, covenant or condition of this Agreement or the application thereof to any person, entity or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term, covenant or condition to persons, entities or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby and each term, covenant or condition of this Agreement shall be valid and be enforced to the fullest extent permitted by law; provided, however, if any provision of this Agreement is determined to be invalid or unenforceable and the effect thereof is to deprive a Party hereto of an essential benefit of its bargain hereunder, then such Party so deprived shall have the option to terminate this entire Agreement from and after such determination.

17. Applicable Law. This Agreement shall be construed and enforced in accordance with the laws of the State of California.

18. Attorneys' Fees and Costs in Legal Actions By Parties to the Agreement. Should any legal action be brought by either party for breach of this Agreement or to enforce

any provisions herein, the prevailing party to such action shall be entitled to reasonable attorneys' fees, court costs, and such other costs as may be fixed by the Court.

19. Attorneys' Fees and Costs in Legal Actions By Third Parties to the Agreement. If any person or entity not a party to this Agreement initiates an action at law or in equity to challenge the validity of any provision of this Agreement or the Project Approvals, the parties shall cooperate and appear in defending such action. Landowner shall bear its own costs of defense as a real party in interest in any such action, and Landowner shall reimburse City on an equal basis for all reasonable court costs and attorneys' fees expended by City in defense of any such action or other proceeding.

20. Transfers and Assignments. From and after recordation of this Agreement against the Property, Landowner shall have the full right to assign this Agreement as to the Property, or any portion thereof, in connection with any sale, transfer or conveyance thereof, and upon the express written assignment by Landowner and assumption by the assignee of such assignment in the form attached hereto as Exhibit E and the conveyance of Landowner's interest in the Property related thereto, Landowner shall be released from any further liability or obligation hereunder related to the portion of the Property so conveyed and the assignee shall be deemed to be the "Landowner," with all rights and obligations related thereto, with respect to such conveyed property. Prior to recordation of this Agreement, any proposed assignment of this Agreement by Landowner shall be subject to the prior written consent of City Manager on behalf of City and the form of such assignment shall be subject to the approval of City Attorney, neither of which shall be unreasonably withheld.

21. Agreement Runs with the Land. Except as otherwise provided for in Section 14 of this Agreement, all of the provisions, rights, terms, covenants, and obligations contained in this Agreement shall be binding upon the parties and their respective heirs, successors and assignees, representatives, lessees, and all other persons acquiring the Property, or any portion thereof, or any interest therein, whether by operation of law or in any manner whatsoever. All of the provisions of this Agreement shall be enforceable as equitable servitude and shall constitute covenants running with the land pursuant to applicable laws, including, but not limited to, Section 1468 of the Civil Code of the State of California. Each covenant to do, or refrain from doing, some act on the Property hereunder, or with respect to any owned property; (a) is for the benefit of such properties and is a burden upon such properties; (b) runs with such properties; and (c) is binding upon each party and each successive owner during its ownership of such properties or any portion thereof, and shall be a benefit to and a burden upon each party and its property hereunder and each other person succeeding to an interest in such properties.

22. Bankruptcy. The obligations of this Agreement shall not be dischargeable in bankruptcy.

23. Indemnification. Landowner agrees to indemnify, defend and hold harmless City, and its elected and appointed councils, boards, commissions, officers, agents, employees, and representatives from any and all claims, costs (including legal fees and costs) and liability for any personal injury or property damage which may arise directly or indirectly as a result of any actions or inactions by Landowner, or any actions or inactions of Landowner's contractors, subcontractors, agents, or employees in connection with the construction, improvement, operation, or maintenance of the Property and the Project, provided that Landowner shall have no indemnification obligation with respect to the gross negligence or willful misconduct of City, its contractors, subcontractors, agents or employees or with respect to the maintenance, use or

condition of any improvement after the time it has been dedicated to and accepted by City or another public entity (except as provided in an improvement agreement or maintenance bond).

24. Insurance.

24.1. Public Liability and Property Damage Insurance. At all times that Landowner is constructing any improvements that will become public improvements, Landowner shall maintain in effect a policy of comprehensive general liability insurance with a per-occurrence combined single limit of not less than one million (\$1,000,000) dollars and a deductible of not more than ten thousand (\$10,000) dollars per claim. The policy so maintained by Landowner shall name City as an additional insured and shall include either a severability of interest clause or cross-liability endorsement.

24.2. Workers' Compensation Insurance. At all times that Landowner is constructing any improvements that will become public improvements, Landowner shall maintain Workers' Compensation insurance for all persons employed by Landowner for work at the Project site. Landowner shall require each contractor and subcontractor similarly to provide Workers' Compensation insurance for its respective employees. Landowner agrees to indemnify City for any damage resulting from Landowner's failure to maintain any such insurance.

24.3. Evidence of Insurance. Prior to commencement of construction of any improvements which will become public improvements, Landowner shall furnish City satisfactory evidence of the insurance required in Sections 24.1 and 24.2 and evidence that the carrier is required to give City at least fifteen (15) days prior written notice of the cancellation or reduction in coverage of a policy. The insurance shall extend to City, its elective and appointive boards, commissions, officers, agents, employees and representatives and to Landowner performing work on the Project.

25. Excuse for Nonperformance. Landowner and City shall be excused from performing any obligation or undertaking provided in this Agreement, except any obligation to pay any sum of money under the applicable provisions hereof, in the event and so long as the performance of any such obligation is prevented or delayed, retarded or hindered by act of God, fire, earthquake, flood, explosion, action of the elements, war, invasion, insurrection, riot, mob violence, sabotage, inability to procure or general shortage of labor, equipment, facilities, materials or supplies in the open market, failure of transportation, strikes, lockouts, action of labor unions, condemnation, requisition, laws, orders of governmental, civil, military or naval authority, or any other cause, whether similar or dissimilar to the foregoing, not within the control of the Party claiming the extension of time to perform. The Party claiming such extension shall send written notice of the claimed extension to the other Party within thirty (30) days from the commencement of the cause entitling the Party to the extension.

26. Third Party Beneficiaries. This Agreement is made and entered into for the sole protection and benefit of Landowner and, City and their successors and assigns. No other person shall have any right of action based upon any provision in this Agreement.

27. Notices. All notices required by this Agreement, the enabling legislation, or the procedure adopted pursuant to Government Code Section 65865, shall be in writing and delivered in person or sent by certified mail, postage prepaid.

Notice required to be given to City shall be addressed as follows:

CITY OF RANCHO CORDOVA
 Planning Director
 2729 Prospect Park Drive
 Rancho Cordova, CA 95670

Notice required to be given to Landowner shall be addressed as follows:

JOSEPH MARTEL, M.D.
 11216 Trinity River Drive
 Rancho Cordova, CA 95670

Either party may change the address stated herein by giving notice in writing to the other party, and thereafter notices shall be addressed and transmitted to the new address.

28. Form of Agreement; Recordation; Exhibits. Except when this Agreement is automatically terminated due to the expiration of the Term of the Agreement or the provisions of Section 5.3 (Automatic Termination Upon Completion and Sale of Residential Lot), City shall cause this Agreement, any amendment hereto and any other termination of any parts or provisions hereof, to be recorded, at Landowner's expense, with the county Recorder within ten (10) days of the effective date thereof. Any amendment or termination of this Agreement to be recorded that affects less than all of the Property shall describe the portion thereof that is the subject of such amendment or termination. This Agreement is executed in three duplicate originals, each of which is deemed to be an original. This Agreement consists of 16 pages and 5 Exhibits, which constitute the entire understanding and agreement of the parties.

29. Further Assurances. The Parties agree to execute such additional instruments and to undertake such actions as may be necessary to effectuate the intent of this Agreement.

30. City Cooperation. City agrees to cooperate with Landowner in securing all permits which may be required by City. In the event state or federal laws or regulations enacted after the Effective Date, or action of any governmental jurisdiction, prevent delay or preclude compliance with one or more provisions of this Agreement, or require changes in plans, maps or permits approved by City, the parties agree that the provisions of this Agreement shall be modified, extended, or suspended as may be necessary to comply with such State and Federal laws or regulations or the regulations of other governmental jurisdictions. Each party agrees to extend to the other its prompt and reasonable cooperation in so modifying this Agreement or approved plans.

IN WITNESS WHEREOF, City of Rancho Cordova, a municipal corporation, has authorized the execution of this Agreement in duplicate by its City Manager and attested to by its City Clerk under the authority of Ordinance No. 45-2006, adopted by the Council of City on July 17, 2006, and Landowner has caused this Agreement to be executed.

ATTACHMENT 3

"CITY"

CITY OF RANCHO CORDOVA,
a municipal corporation

By: _____

Name: _____

Its: _____

Date: _____

ATTEST:

City Clerk

APPROVED AS TO FORM:

Adam U. Lindgren
Assistant City Attorney

Date: _____

"LANDOWNER"

JOSEPH MARTEL, M.D.

By:

Name: Joseph Martel, M.D.

Its: _____

Date: _____

EXHIBIT LIST

Exhibit A:	Legal Description of the Property
Exhibit B:	Diagram of the Property
Exhibit C:	Trinity Gardens Estate Tentative Map
Exhibit D:	Land Use Table
Exhibit E:	Form of Assignment

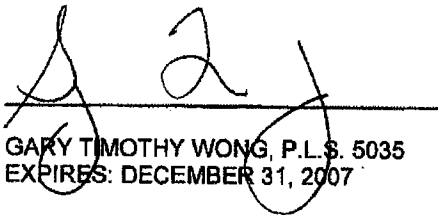
EXHIBIT A**LEGAL DESCRIPTION OF THE PROPERTY**

The land referred to herein is situated in the State of California, County of Sacramento, City of Rancho Cordova, and is described as follows:

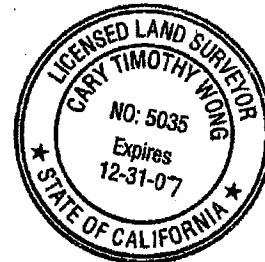
EXHIBIT "A" - LEGAL DESCRIPTION
TRINITY GARDENS ESTATES
DEVELOPMENT AGREEMENT

ALL THAT REAL PROPERTY SITUATE IN THE CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1, OF THAT CERTAIN PARCEL MAP ENTITLED "PARCEL MAP SUNRIVER VILLAGE, A PORTION OF PARCEL 1, 49 P.M. 9, COUNTY OF SACRAMENTO, CALIFORNIA", RECORDED IN THE OFFICE OF THE RECORDER OF SACRAMENTO ON JULY 14, 1981, IN BOOK 65 OF PARCEL MAPS, PAGE 32.


GARY TIMOTHY WONG, P.L.S. 5035
EXPIRES: DECEMBER 31, 2007

6.23.06
DATE



Prepared by: Wong & Associates
10089 Folsom Boulevard, Suite A
Rancho Cordova, CA 95670

EXHIBIT B
DIAGRAM OF THE PROPERTY

EXHIBIT "B"**PLAT TO ACCOMPANY LEGAL DESCRIPTION****TRINITY GARDENS ESTATES**

CITY OF RANCHO CORDOVA, CALIFORNIA

June 23, 2006

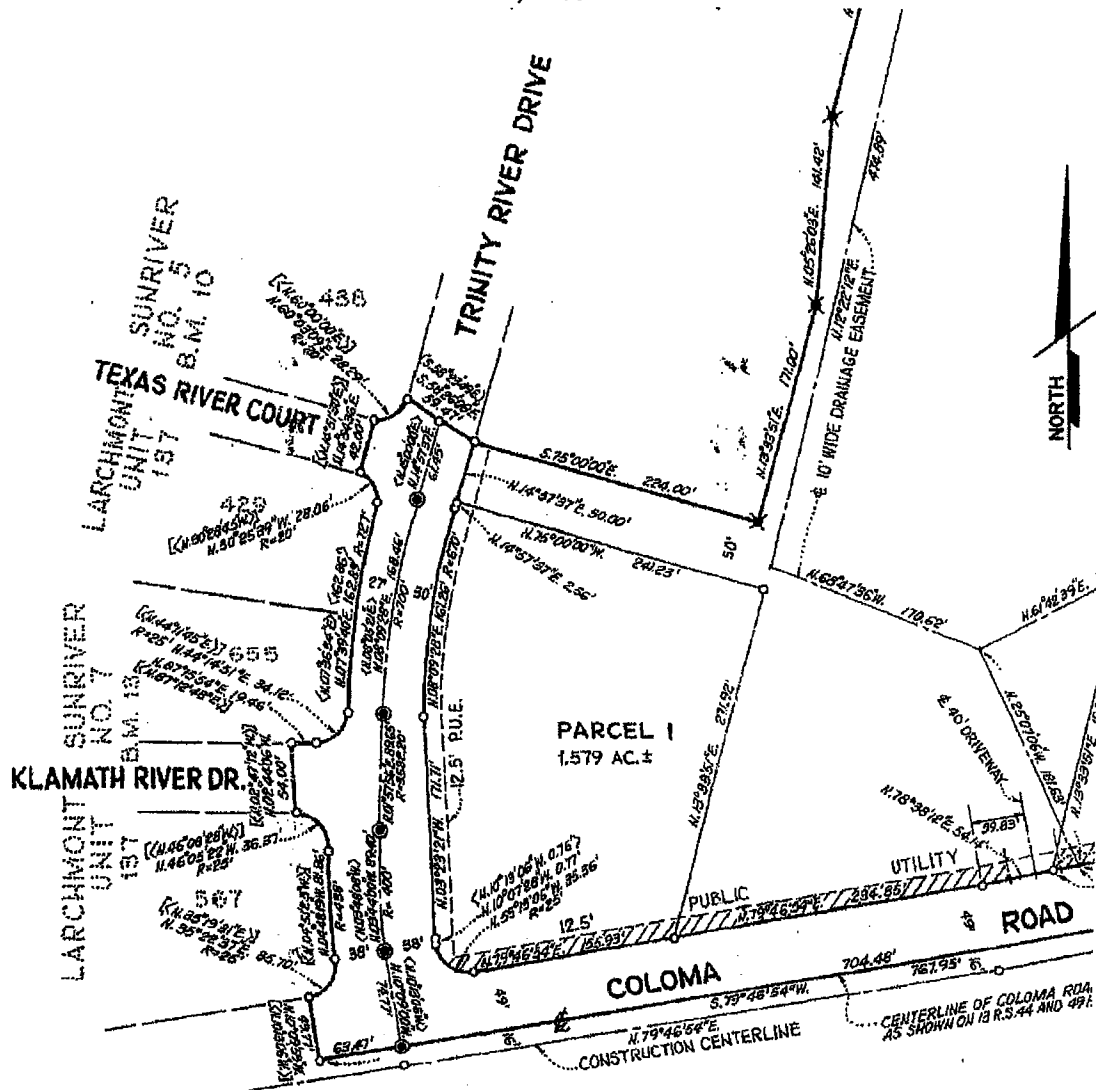
**PARCEL 1 (65 P.M. 32)**

EXHIBIT C**TRINITY GARDENS ESTATE TENTATIVE MAP**

EXHIBIT "C" TENTATIVE MAP**TRINITY GARDENS ESTATES**

CITY OF RANCHO CORDOVA, CALIFORNIA

June 23, 2006

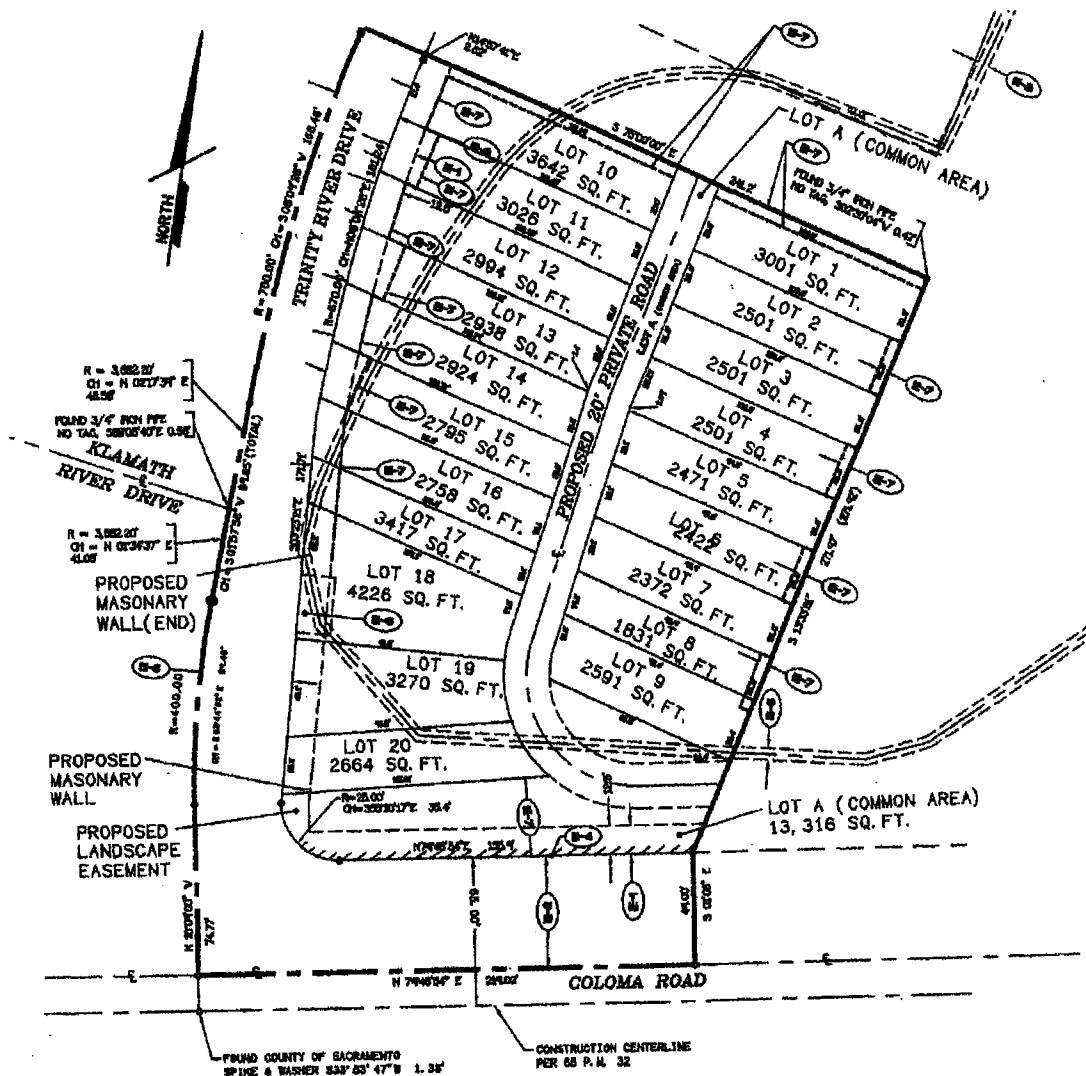


EXHIBIT D
LAND USE TABLE

EXHIBIT "D" LAND USE TABLE**TRINITY GARDEN ESTATES**

CITY OF RANCHO CORDOVA, CALIFORNIA

June 23, 2006

<u>GENERAL PLAN/SPECIFIC PLAN/ ZONING DESIGNATION</u>		<u>USE</u>	<u>ACRES (NET)</u>	<u>ACRES GROSS)</u>	<u>TOTAL UNITS</u>
MDR/RD-20/RD-20		S-F RESIDENTIAL	1.579	2.115	20
<u>UNIT NO.</u>	<u>AREA (ACRES)</u>	<u>UNIT NO.</u>	<u>AREA (ACRES)</u>		
1	0.069	11	0.069		
2	0.057	12	0.069		
3	0.057	13	0.067		
4	0.057	14	0.067		
5	0.057	15	0.064		
6	0.056	16	0.063		
7	0.054	17	0.047		
8	0.042	18	0.097		
9	0.059	19	0.075		
10	0.084	20	0.061		
LOT A (COMMON AREA)			0.147		
PRIVATE ROAD			0.159		
THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.					
LOT AREA DOES NOT INCLUDE PUBLIC ROADS, LOT A AND PRIVATE ROAD.					

EXHIBIT E**FORM OF ASSIGNMENT****OFFICIAL BUSINESS**

Document entitled to free recording
Government Code Section 6103

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670
Attn: City Clerk

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

**ASSIGNMENT AND ASSUMPTION AGREEMENT
RELATIVE TO TRINITY GARDENS ESTATES**

THIS ASSIGNMENT AND ASSUMPTION AGREEMENT (hereinafter, the "Agreement") is entered into this _____ day of _____, 200__, by and between _____, a _____ (hereinafter "Developer"), and _____, a _____ (hereinafter "Assignee").

RECITALS

1. On _____, 200__, City of Rancho Cordova and Developer entered into that certain agreement entitled "Development Agreement By and Between City of Rancho Cordova and Joseph Martel, M.D. relative to the Development known as Trinity Gardens Estates (hereinafter the "Development Agreement"). Pursuant to the Development Agreement, Developer agreed to develop certain property more particularly described in the Development Agreement (hereinafter, the "Subject Property"), subject to certain conditions and obligations as set forth in the Development Agreement. The Development Agreement was recorded against the Subject Property in the Official Records of Sacramento County on _____, 200__, as Instrument No. 200__-_____.

2. Developer intends to convey a portion of the Subject Property to Assignee, commonly referred to as Parcel _____, and more particularly identified and described in Exhibit A and Exhibit B, attached hereto and incorporated herein by this reference (hereinafter the "Assigned Parcel").

3. Developer desires to assign and Assignee desires to assume all of Developer's right, title, interest, burdens and obligations under the Development Agreement with respect to and as related to the Assigned Parcel.

ASSIGNMENT AND ASSUMPTION

NOW, THEREFORE, Developer and Assignee hereby agree as follows:

1. Developer hereby assigns, effective as of Developer's conveyance of the Assigned Parcel to Assignee, all of the rights, title, interest, burdens and obligations of Developer under the Development Agreement with respect to the Assigned Parcel. Developer retains all the rights, title, interest, burdens and obligations under the Development Agreement with respect to all other property within the Subject Property owned by Developer.

2. Assignee hereby assumes all of the rights, title, interest, burdens and obligations of Developer under the Development Agreement with respect to the Assigned Parcel, and agrees to observe and fully perform all of the duties and obligations of Developer under the Development Agreement with respect to the Assigned Parcel. The parties intend hereby that, upon the execution of this Agreement and conveyance of the Assigned Parcel to Assignee, Assignee shall become substituted for Developer as the "Developer" under the Development Agreement with respect to the Assigned Parcel.

3. All of the covenants, terms and conditions set forth herein shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, successors and assigns.

4. The Notice Address described in Section 27 of the Development Agreement for the Developer with respect to the Assigned Parcel shall be:

IN WITNESS HEREOF, the parties hereto have executed this Agreement as of the day and year first above written. This Agreement may be signed in identical counterparts.

DEVELOPER:

ASSIGNEE:

JOSEPH MARTEL, M.D.

a _____

By: _____

Print Name: Joseph Martel, M.D.

Title: _____

By: _____

Print Name: _____

Title: _____

MEMORANDUM

DATE: August 1, 2016
TO: Honorable Mayor and Council Members
FROM: Elizabeth Sparkman, Engineering Manager



SUBJECT: RESOLUTION DECLARING RESULTS OF A PROTEST HEARING AND AUTHORIZING THE MAILING OF PROPERTY OWNER BALLOT RELATING TO THE IMPOSITION OF AN ANNUAL STORMWATER UTILITY FEE FOR APG WAREHOUSE PROJECT

RECOMMENDATION

Adopt Resolution No. 98-2016.

RESULT OF RECOMMENDED ACTION

Action on this item will declare the results of the property owner protest and, if there exists less than a majority protest, authorize the mailing of a ballot to property owner to approve the levy of the fee to pay for maintenance of storm drainage and flood protection systems for the APG Warehouse Project. The action also sets 5:30 p.m. on August 15, 2016 in the office of the City Clerk, as the time and date for the public hearing for the matter.

BACKGROUND

The APG Warehouse Project has a condition of approval which requires that the property owner annex to a District formed by the City of Rancho Cordova to fund operation and maintenance of the storm drainage system. This condition will be satisfied by participation in the new Stormwater Utility Fee for storm drainage and flood protection services which is the subject of tonight's action.

The property owner of APG Warehouse Project has requested the City annex the project to the City's Stormwater Utility Fee pursuant to the California Health and Safety Code Section 5471 et seq. to provide the method of financing for storm drainage and flood protection services required to meet the condition.

DISCUSSION

The property owner has submitted a petition and waiver for the City to institute the proceedings to participate in the Stormwater Utility Fee. This annexation to the Stormwater Utility Fee will include the project generally known as APG Warehouse Project, see **ATTACHMENT 1**. The maintenance services to be funded include the furnishing of services and materials for the ordinary and usual operation, maintenance, and servicing of the storm drain and flood protection systems.

ATTACHMENT 2 is the Resolution declaring the results of the property owner protest and authorizing the mailing of the property owner ballot, as required by Article XIII D of the California Constitution (also known as Proposition 218). The resolution sets forth the tabulation of ballots on August 11, 2016 at 1:00 p.m. in the office of the City Clerk. The results of the mailed ballot election will be presented to City Council at their regularly scheduled meeting on August 15, 2016 and additional actions will be recommended based the ballot results.

A "Rate Analysis Report" was approved by City Council on September 4, 2014 by Resolution 103-2014 setting Fiscal Year 2014/2015 maximum annual Stormwater Utility Fee amount for each parcel proportionate to the estimated stormwater runoff for each parcel, see **ATTACHMENT 3**. The maximum annual fee will increase each subsequent Fiscal Year by the annual change in the Consumer Price Index (CPI), during the preceding year, for All Urban Consumers, for the San Francisco-Oakland-San Jose areas, published by the United States Department of Labor, Bureau of Labor Statistics.

A sample of the Stormwater Utility Fees for Fiscal Year 2014/2015 are summarized in the following table:

Table 1

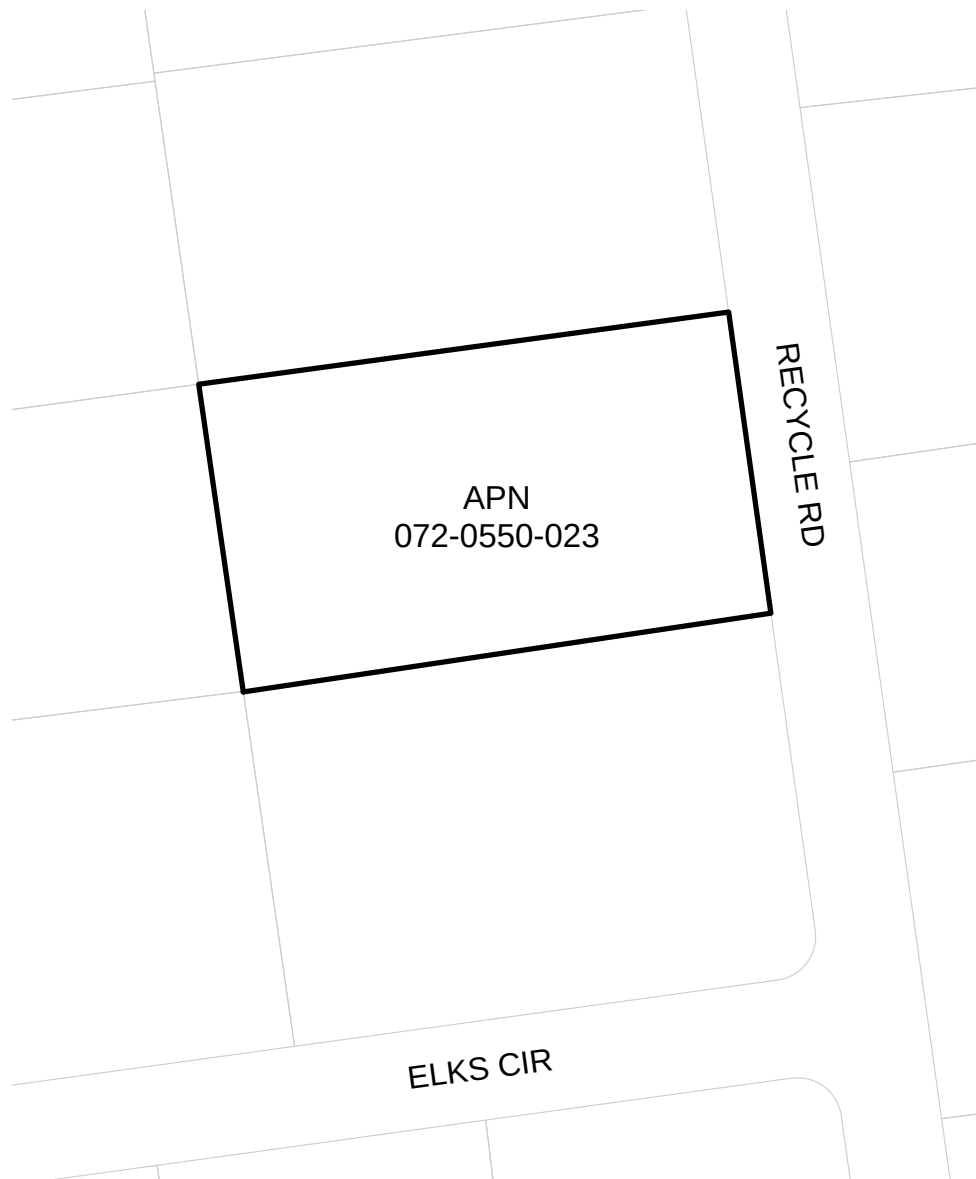
Land Use Description	Total Area (acres)	Sample Fee
Single Family Residential (SFR1)	0.16	\$114.63
Single Family Residential (SFR2)	0.22	\$126.09
Single Family Residential (SFR3)	0.30	\$134.69
Single Family Residential (SFR4)	0.40	\$143.28
Single Family Residential (SFR5)	1.00	\$179.10
Multi-Family Residential (MFR1)	5.00	\$5,373.12
Commercial	1.00	\$1,074.62
Industrial	1.00	\$1,146.27
Schools	5.00	\$3,582.08
Private Recreation	1.00	\$358.21
Parks/Greenbelts	2.00	\$286.57
Public Property (with structures)	2.00	\$859.70

ATTACHMENTS

1. Boundary Map.
2. Resolution No. 98-2016.
3. Rate Analysis Report.

ATTACHMENT 1

CITY OF RANCHO CORDOVA
STORMWATER UTILITY FEE AREA
ANNEXATION 5
(APG WAREHOUSE)

**Legend**

-  Annexation Boundary
-  Parcel Boundary

ATTACHMENT 2**CITY OF RANCHO CORDOVA****RESOLUTION NO. 98-2016**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
DECLARING THE RESULTS OF THE PROPERTY OWNER PROTEST AND AUTHORIZING
THE MAILING OF A PROPERTY OWNER BALLOT RELATING TO THE IMPOSITION OF AN
ANNUAL STORMWATER UTILITY FEE**

WHEREAS, this Council has received petitions and waivers from the owners of not less than 100% of the area of land proposed to be annexed into the Stormwater Utility Fee; and

WHEREAS, this Council adopted Resolution 103-2014 approving a written report entitled, "Rate Analysis Report", dated September 4, 2014 (the "Written Report") prepared by Harris & Associates and filed with the City Clerk containing a description of each parcel of real property within the City to which the Stormwater Utility Fee is applicable (collectively, the "Identified Parcels") and the amount of the Stormwater Utility Fee for each such Identified Parcel for Fiscal Year 2014-15. The Written Report is on file in the office of the City Clerk and is available for public inspection; and

WHEREAS, on July 22, 2016 the City Clerk caused a notice of the time and place of the hearing thereon and on the proposed annexation to the Stormwater Utility Fee to be published and such public hearing was opened on August 1, 2016; and

WHEREAS, this Council adopted Resolution 80-2016 which established Procedures for the Conduct of a Protest Hearing and Balloting Relating to a Stormwater Utility Fee (the "Procedures") and set the date of public hearing.

WHEREAS, this Council has conducted the public hearing and all interested persons have been afforded the opportunity to be heard, and the City Council has considered all protests against the annexation to the Stormwater Utility Fee; and

WHEREAS, there was no majority protest of the owner of the Identified Parcel subject to the Proposed Stormwater Utility Fee.

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

1. The foregoing recitals are true and correct.
2. The City Clerk is hereby authorized and directed to mail a property owner ballot in accordance with law and the Procedures
3. The date of the ballot tabulation shall be August 11, 2016 at 1:00 pm
4. The date of the public hearing to report the results of the mailed ballot election shall be August 15, 2016 at 5:30 or as soon thereafter as the matter may be heard.

ATTACHMENT 2

5. The City Council hereby designates Elizabeth Sparkman, Engineering Manager, telephone number, (916) 851-8714 to answer inquiries regarding the ballot proceedings and procedural or technical matters.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the day of _____, 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

David M. Sander, Mayor

ATTEST:

Mindy Cuppy, MMC, City Clerk



Harris & AssociatesSM

SHAPING THE FUTURE ONE PROJECT AT A TIMESM

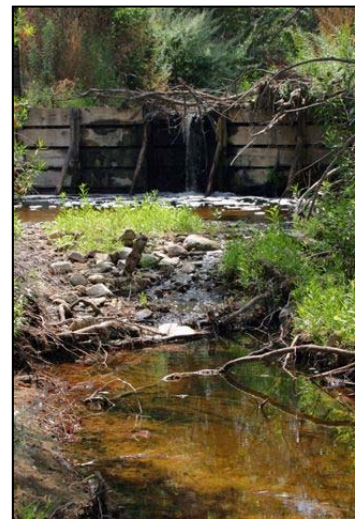
Rate Analysis Report

for the

Stormwater Utility Fee

For the

City of Rancho Cordova



August 7, 2014

Introduction

The City of Rancho Cordova (City) is detaching from the County of Sacramento fee and is creating their own Stormwater Utility Fee, which is being levied per the California Health and Safety Code Section 5471 et seq.

The purpose of this Rate Analysis Report is to:

- Review the Stormwater Utility Fee and improvements to be funded.
- Review the requirements of Article XIID of the State Constitution (Proposition 218) relating to requirements for apportioning the costs associated with the City's stormwater runoff system.
- Analyze and recommend an appropriate rate structure and provide estimated rates based on cost data information provided by the City.

Proposition 218 Requirements

This fee must comply with the provisions of Article XIID of the California Constitution (Proposition 218). Section 6 of Proposition 218 has the following requirements for all "new, extended, imposed or increased" fees and charges:

- 1) "Revenues derived from the fee or charge shall not exceed the funds required to provide the property-related service."
- 2) "Revenues derived from the fee or charge shall not be used for any purpose other than that for which the fee or charge was imposed."
- 3) "The amount of a fee or charge imposed upon any parcel or person as an incident of property ownership shall not exceed the proportional cost of the service attributable to the parcel."
- 4) "No fee or charge may be imposed for a service unless that service is actually used by, or immediately available to, the owner of the property in question. Fees or charges based on potential or future use of service are not permitted. Standby charges, whether characterized as charges or assessments, shall be classified as assessments and shall not be imposed without compliance with [the assessment section of this code]."
- 5) "No fee or charge may be imposed for general governmental services including, but not limited to, police, fire, ambulance or library services where the service is available to the public at large in substantially the same manner as it is to property owners."

Background Information

In accordance with the Federal Clean Water Act of 1972, the United States Environmental Protection Agency (EPA) is required to establish regulations setting forth National Pollution Discharge Elimination System (NPDES) permit standards. The enactment of 1987 amendments to the Federal Clean Water Act (Act) of 1972 imposes permit requirements for discharge of storm waters. The Act allows the EPA to delegate its NPDES permitting authority to states with an approved environmental regulatory program. The State of California is one of the delegated states.

The responsibility for implementing various NPDES permits in the State of California has been delegated to the State Water Resources Control Board (SWRCB). The SWRCB administers NPDES authority through its nine Regional Boards. As an NPDES permittee, the City is required to manage stormwater pollution within its jurisdiction.

In order to provide for the safety of the residents of the City and protect property in the City from the damage associated with flooding and to meet the requirements of the NPDES permit, it is necessary to design, construct, operate, maintain, improve and replace storm drainage facilities which collect storm and surface water runoff and convey and treat such runoff in a safe manner to an acceptable point of discharge. It is also necessary to inspect, monitor, and take enforcement action related to illegal dumping, and illicit discharges. In order to properly fund such facilities and activities, the City has determined that it is necessary to impose on all developing properties in Rancho Cordova a user charge for storm drainage service.

Based on the 2030 General Plan and current specific plan areas, Rancho Cordova is expected to develop as shown in Table 1 below. The proposed boundary for the stormwater utility is shown in Appendix A.

Table 1 – Land Use

	Land Use/ Zoning Description	Total Acres	Total Units
Residential:			
LDR	SF (2.1-6.0 DU/AC)	2,635	13,156
	MD (6.1-12 DU/AC)	322	2,524
MDR	MD (6.1-18.0 DU/AC)	1,852	13,231
	MD (14.0-29.9 DU/AC)	60	885
HDR	HD (18.1-40.0 DU/AC)	192	4,372
	HD (30+ DU/AC)	30	825
	Residential Total	5,090	34,993
Non-Residential:			
VC	Village Commercial	202	
LTC	Local Town Center	134	
RTC	Regional Town Center	172	
BP	Business Park	158	
MP	Industrial Park	283	
Education:			
HS/MS	High School/Middle School	356	
MS	Middle School	20	
ES	Elementary School	102	
Open Space & Public:			
CP	Community Park	313	
P/QP	Public/Quasi Public	37	
NP	Neighborhood Park	194	
SWD	Storm Water Detention	186	
WP	Wetland Preserve	745	
DP	Drainage Parkway	270	
PR	Private Recreation	63	
OS	Open Space	168	
OS/P	Open Space/Preserve	279	
LC	Landscape Corridors	123	
GB	Green Belts	54	
ROW	Right-of-way	596	
BR/WP	Reservoir / Wetland Preserve	528	
S	Sewer Lift Station / Utility Substa	14	
	Vacant (unknown dev plan)	595	
	Total Non-residential	5,590	
	Total Residential & Non-Res	10,680	

A more detailed land use table by development area is shown in Appendix D.

This development is expected to require significant stormwater drainage and flood control facilities. Based on the development area and improvements that were required in four (4) recent developments

within the County of Sacramento, Table 2 summarizes the improvements that are expected once development is complete.

Table 2 – Expected Improvements

Infrastructure Type	Quantity	
Inlets	6,400	LF
Manholes	4,460	LF
66" Pipe	3,950	LF
60" Pipe	10,280	LF
54" Pipe	11,140	LF
48" Pipe	10,210	LF
42" Pipe	28,620	LF
36" Pipe	42,420	LF
30" Pipe	51,050	LF
27" Pipe	540	LF
24" Pipe	91,960	LF
21" Pipe	2,230	LF
18" Pipe	100,300	LF
15" Pipe	101,300	LF
12" Pipe	529,890	0
10" Pipe	4,170	0
Creeks and Channels	80	AC
Basins	320	AC

Services Funded

Expenditures from the revenue generated from the Stormwater Utility Fee are intended to comply with the requirements set forth in the NPDES permit. The activities and services funded by this fee include, but are not limited to:

1. Administration and oversight of the requirements set forth in the NPDES permit to City departments, developments, and local agencies.
2. Respond to and investigate incidents of illicit discharges and illegal connections to the storm drain system.
3. Periodically inspect facilities for proper handling of materials, chemicals, pollutants, garbage, waste, and debris and prevent any discharges to the storm drain system.
4. Regularly clean and maintain catch basins, the flowline, and storm drainage facilities.
5. Installation and maintenance of water quality devices required to keep pollutants out of the storm drain system.
6. Discourage illegal dumping or discharge of pollutants into the storm drain system by stenciling all City-owned catch basins with a "No Dumping" message.
7. Augment public education and outreach programs in regards to the proper use and function of the storm drainage system and the receiving waters.

8. Develop programs to promote, publicize, and facilitate public reporting of illicit discharges to the storm drain system.
9. Encourage the proper disposal of household hazardous waste (HHW) to prevent the improper disposal to the storm drain system or to the sewer system.
10. Discourage the improper disposal of litter, garden clippings, leaves, and pet waste into the street or the storm drain system.
11. Capital replacement of storm drainage and flood control improvements at the end of the expected useful life for such improvements.

Rate Structure Analysis

Section 6.b of Article XIID of the State Constitution (Proposition 218) states that:

“The amount of a fee or charge imposed upon any parcel or person as an incident of property ownership shall not exceed the proportional cost of the service attributable to the parcel.”

and

“No fee or charge may be imposed for a service unless that service is actually used by, or immediately available to, the owner of the property in question.”

By definition, all properties that shed stormwater into the City’s stormwater drainage system use, or are served by, the City’s stormwater drainage system. The amount of use attributed to each parcel is measurable by the amount of storm runoff contributed by the property, which is directly proportional to the amount of impervious area on a parcel (such as buildings and concrete). The more impervious area on a property, the more storm runoff the property generates, the more demand placed on the storm drain system.

The amount each parcel uses the stormwater drainage system is computed by the following formula:

$$(\text{Parcel Area}) \times (\text{Impervious Percentage}) = \text{Drainage Units}$$

The typical percent impervious (% Impervious) for land uses in the City, have been applied for the purposes of estimating the runoff generated by each property. These are shown in Appendix B.

The more Drainage Units a parcel has, the more storm run-off it generates, and the more it uses and impacts the stormwater drainage system.

It is standard practice to relate other land uses to a developed single family residential (SFR) parcel, instead of working exclusively with drainage units. The median size of a SFR parcel will be approximately 0.16 acre. Therefore, it makes sense to relate all parcels to this median residential property. The runoff from a 0.16-acre SFR parcel is set equal to one Drainage Measurement Unit (DMU) and this base DMU is calculated as follows:

$$(0.16 \text{ acres of area}) \times 50\% = 0.0800 \text{ Impervious Area} = 1 \text{ DMU}$$

Single Family Residential Parcels

As a SFR property increases in size over the median parcel size, the typical percentage of impervious area decreases, as shown in Appendix B. Conversely, as a SFR parcel decreases in size below the median parcel size, the typical percentage of impervious area increases, and such increase is typically proportional to the decrease in size. Therefore, SFR properties are separated into five (5) groups. The median parcel area for each group was used and their DMUs are calculated as follows:

<u>SFR Category</u>	<u>DMU/ Formula</u>
SFR1 – SFR parcels 0.16 acres or less	1.00 DMU
SFR2 – SFR parcels 0.17 - 0.25 acres	1.10 DMUs
SFR3 – SFR parcels 0.26 – 0.33 acres	1.175 DMUs
SFR4 – SFR parcels 0.34 – 0.50 acres	1.25 DMUs
SFR5 – SFR parcels greater than 0.50 acres	$1.25 + \frac{[(\text{acres} - 0.50) \times 5\%]}{0.0800} = \text{DMUs}$

Multi-Family Residential Parcels

Multi-Family Residential (MFR) units (including condominiums) are split into categories by the density, or number of dwelling units per acre (DU/Ac) as follows:

<u>MFR Category</u>	<u>Density</u>	<u>% Impervious</u>
MFR1 - High Density	Greater than 18 DU/Ac	75%
MFR 2 - Med Density	10 – 18 DU/Ac	70%

$$\frac{\text{Acreage} \times \% \text{Impervious}}{0.0800} = \text{DMUs}$$

Condominium unit parcel areas are calculated by dividing the total area of the condominium complex (which includes the common area) by the number of condominium units, and the total imperviousness of the entire complex is attributed to each individual condo parcel in the complex. (This divides the runoff of the entire complex to each of the individual units.) Because these condominium common areas are taken into consideration in this manner, they are exempt from the charge.

Non- Residential Parcels

All non-residential parcel DMUs will be based on the impervious area (runoff coefficient) table shown in Exhibit B, using the following formula:

$$\frac{\text{Acreage} \times \% \text{Impervious}}{0.0800} = \text{DMUs}$$

All parcels draining into Rancho Cordova Stormwater Utility Fee-maintained drainage infrastructure are proposed to be charged the same user fee rate per DMU for stormwater runoff treatment. The Rancho Cordova Stormwater Utility Fee is proposed in perpetuity.

For the purposes of this report, City-maintained drainage infrastructure includes streets, pipes, inlets, outlets, and natural drainage courses. Parcels related to these types of property uses are exempt from the runoff charge, as they are part of the infrastructure being funded. Also exempt from the runoff charge is Caltrans right-of-way, because Caltrans handles its own runoff under a separate NPDES permit.

Drainage units may be adjusted based on appeal from the property owner. See the Appeals Process below.

Table 3, below, provides a preliminary summary of DMUs for the various land uses in Rancho Cordova.

Table 3 – Drainage Measurement Unit Summary Table

Landuse Description	Number of Units	Total Area (acres)	Impervious Area (acres)	DMUs
SINGLE FAMILY RESIDENTIAL (SFR1)	15,107	2,028		15,107.00
SINGLE FAMILY RESIDENTIAL (SFR2)	13,790	2,776		15,169.00
SINGLE FAMILY RESIDENTIAL (SFR3)	14	4		16.45
SINGLE FAMILY RESIDENTIAL (SFR4)				-
SINGLE FAMILY RESIDENTIAL (SFR5)				-
MULTI-FAMILY RESIDENTIAL (MFR1)	6,082	282		2,639.06
COMMERCIAL		666	499	6,240.00
INDUSTRIAL		283	226	2,830.00
SCHOOLS		478	239	2,985.00
PRIVATE RECREATION		63	16	195.31
PARKS/GREENBELTS		561	140	1,752.47
PUBLIC		51	15	190.13
TOTAL	34,993	7,190		47,124

Cost Estimate

Table 4 below shows the estimated costs to maintain infrastructure in the developing areas. Unit costs for maintenance were derived using budget information provided by the County, since the County currently maintains the storm drainage system. The budget information is shown in Appendix C.

Table 4 – Estimated Costs

	Estimated Quantity	Unit	Cost (\$/unit)	Frequency	Total Cost/Year
Maintenance Costs:					
Trunk Lines (larger than 24") - TV Lines	158210	LF	\$ 7.50	25 years	\$ 47,463.00
Drainage Lines 10"-24" Cleaning	829850	LF	\$ 3.00	10 years	\$ 248,955.00
Drainage Lines 10"-24" TV	829850	LF	\$ 7.50	25 years	\$ 248,955.00
Creek and Channel Maintenance and Repair	65070	LF	\$ 0.75	1 year	\$ 49,009.83
Pipe Repairs	998920	LF	\$ 0.45	1 year	\$ 451,380.43
Creeks and Channels Mowing	80	AC	\$6,825	1 year	\$ 546,000.00
Creeks and Channels Herbicides	80	AC	\$680	1 year	\$ 54,400.00
HydroMod Basin Maintenance	320	AC	\$4,830	1 year	\$ 1,545,600.00
Basin De-silt	320	AC	\$1,000	25 years	\$ 12,800.00
Basins Herbicides	320	AC	\$761	1 year	\$ 243,360.00
Replacement Costs:					
Inlets	6400	EA	\$2,000	75 years	\$170,667
Manholes	4460	EA	\$3,500	75 years	\$208,133
66" Pipe	3950	LF	\$550	100 years	\$21,725
60" Pipe	10280	LF	\$475	100 years	\$48,830
54" Pipe	11140	LF	\$400	100 years	\$44,560
48" Pipe	10210	LF	\$325	100 years	\$33,183
42" Pipe	28620	LF	\$275	100 years	\$78,705
36" Pipe	42420	LF	\$225	100 years	\$95,445
30" Pipe	51050	LF	\$175	100 years	\$89,338
27" Pipe	540	LF	\$150	100 years	\$810
24" Pipe	91960	LF	\$125	100 years	\$114,950
21" Pipe	2230	LF	\$115	100 years	\$2,565
18" Pipe	100300	LF	\$105	100 years	\$105,315
15" Pipe	101300	LF	\$95	100 years	\$96,235
12" Pipe	529890	LF	\$85	100 years	\$450,407
10" Pipe	4170	LF	\$75	100 years	\$3,128

Total: \$5,011,917

Annual Fee Administration: \$45,000

Operating (Cash Flow) Reserve (10% of Maintenance Costs): \$344,792

Estimated Total: **\$5,401,709**

Fee Calculations

The estimated annual costs for the proposed storm drain improvements are \$5,401,709 as shown in Table 4 above. Dividing that by the total number of proposed DMU's in Rancho Cordova (47,124), the maximum estimated annual Stormwater Utility Fee rate is **\$114.63 per DMU**.

This would be the proposed maximum fee rate for fiscal year 2014-15. The maximum rate will be increased each subsequent Fiscal Year by the annual change in the Consumer Price Index (CPI), during the preceding year, for All Urban Consumers, for the San Francisco-Oakland-San Jose areas, published by the United States Department of Labor, Bureau of Labor Statistics (or a reasonably equivalent index should the stated index be discontinued, as determined by the Director of Public Works).

The actual rate to be levied each year will be as approved by the City at a public hearing, after they consider an Annual Fee Report outlining the estimated annual costs of the program for the ensuing fiscal year.

Table 5 provides sample fee calculations for various land uses and parcel sizes.

Table 5 – Sample Calculations

Land Use Description	Total Area (acres)	Impervious Area (acres)	DMUs	Sample Fee
SINGLE FAMILY RESIDENTIAL (SFR1)	0.16		1.000	\$ 114.63
SINGLE FAMILY RESIDENTIAL (SFR2)	0.22		1.100	\$ 126.09
SINGLE FAMILY RESIDENTIAL (SFR3)	0.30		1.175	\$ 134.69
SINGLE FAMILY RESIDENTIAL (SFR4)	0.40		1.250	\$ 143.28
SINGLE FAMILY RESIDENTIAL (SFR5)	1.00		1.563	\$ 179.10
MULTI-FAMILY RESIDENTIAL (MFR1)	5.00	3.75	46.875	\$ 5,373.12
COMMERCIAL ¹	1.00	0.75	9.375	\$ 1,074.62
INDUSTRIAL	1.00	0.80	10.000	\$ 1,146.27
SCHOOLS	5.00	2.50	31.250	\$ 3,582.08
PRIVATE RECREATION	1.00	0.25	3.125	\$ 358.21
PARKS/GREENBELTS	2.00	0.20	2.500	\$ 286.57
PUBLIC	2.00	0.60	7.500	\$ 859.70

¹ Average of Downtown and Neighborhood Commercial as shown in Appendix B

The Preliminary Charge Roll, which is a listing of each parcel to be charged a fee and its proposed maximum fee for FY 2014-15, is on file in the office of the City Clerk.

Appeals Process

If a property owner disagrees with the calculation of his or her fee, based on the parcel area and estimated impervious percentage assigned to the property, then the property owner may appeal the calculation as follows:

- Property owner must provide written documentation explaining the reason why the charge should be changed. This documentation must include:
 - The name, phone number, mailing address, and email address, if available, of the property owner.
 - The Assessor's Parcel Number (APN) of the property in question.
- If additional documentation is required or insufficient documentation was submitted, a representative of the Department of Public Works (Staff) will notify the property owner in writing.
- Once Staff has determined that sufficient documentation has been submitted, Staff will perform the initial review. Staff will notify the property owner in writing within four (4) weeks from the time sufficient documentation was submitted as to whether or not the fee amount will be changed.
 - If the determination is to change the fee amount, then the new fee amount will be documented within the City's fee database.

- b. If the determination is that the fee should not be changed, the property owner can appeal Staff's decision to the Director of Public Works. The appeal must be made in writing and returned no later than four (4) weeks from the date of mailing of Staff's initial review decision. The Director of Public Works will notify the property owner in writing within four (4) weeks from the date of receipt of the appeal as to whether or not the fee amount will be changed.

If the owner of any parcel shall have reason to feel that the computation of the DMU for his/her parcel is not correct, that person may file an appeal with the Director of Public Works in the manner prescribed by the Director of Public Works. The Director of Public Works will consider all data provided by the appellant and shall render a decision in writing. The decision of the Director of Public Works will be final with respect to City action on the appeal.

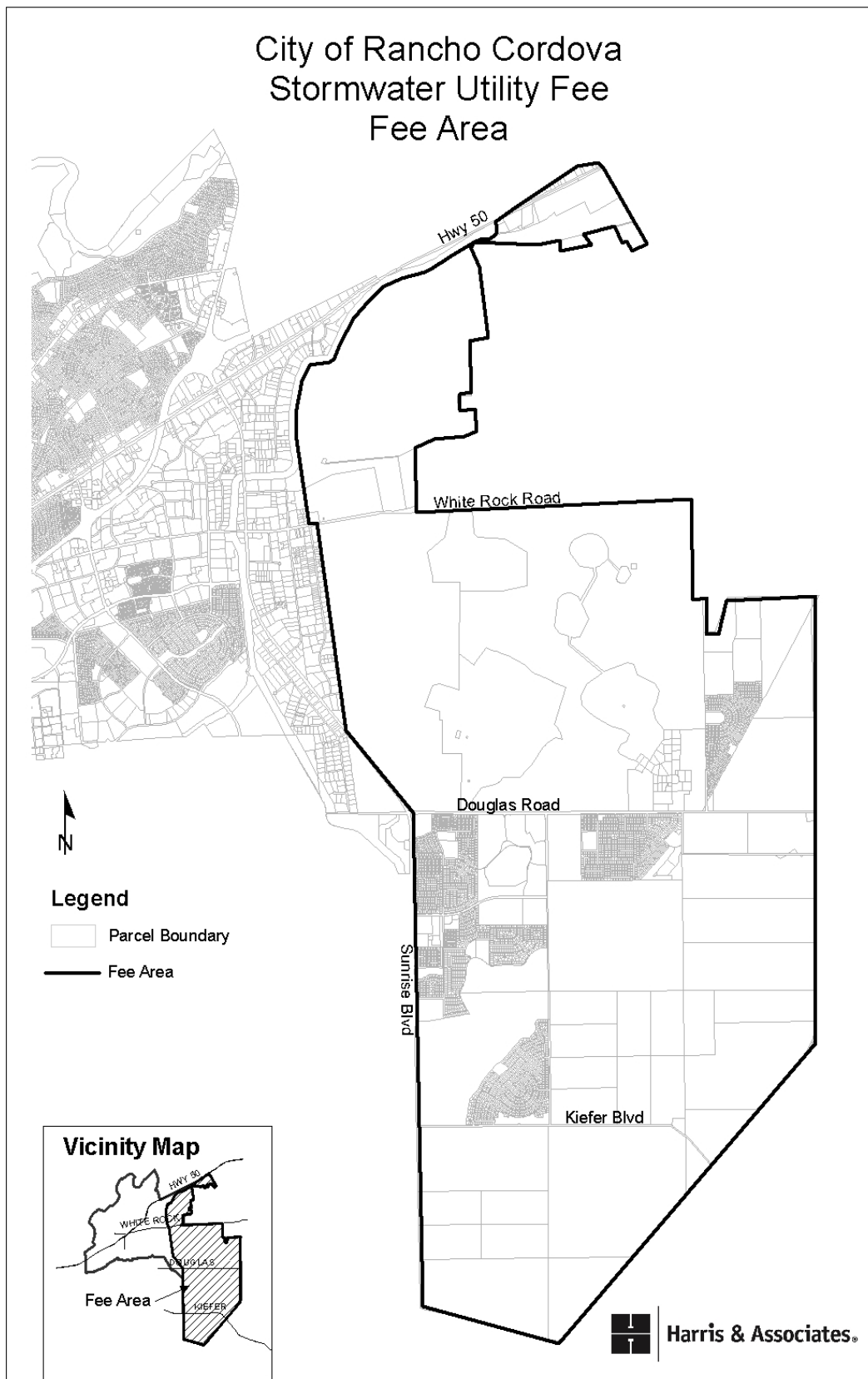
Appeals will be accepted annually up until June 30 for inclusion on the following fiscal year's property tax roll submittal. However, if an appeal is granted by Staff or the Director of Public Works that does not permit inclusion for the following fiscal year's property tax roll submittal, a reimbursement will be provided to the property owner by the City.

Respectfully submitted:

Harris & Associates

Dennis A. Anderson
Senior Project Manager

APPENDIX A



APPENDIX B

Runoff Coefficient

Land Use	Impervious
Single Family Residential less than 0.166 acres	50%
Single Family Residential 0.166 acres to 0.250 acres	40%
Single Family Residential 0.251 acres to 0.330 acres	30%
Single Family Residential 0.331 acres to 0.500 acres	25%
Single Family Residential Over 0.500 acres (excluding the first 0.500 acres)	5%
High-Density Residential (including Apartments and Mobile Home Parks)	75%
Condominiums	70%
Commercial Downtown Areas ¹	80%
Commercial Neighborhood Areas	70%
Industrial	80%
Schools	50%
Parks	25%
Greenbelts	10%

Footnotes:

¹ City of Rancho Cordova Municipal Code Chapter 15.

Sources:

1. Yolo County City/County Drainage Manual, February 2010.
2. Stormwater Quality Design Manual for the Sacramento and South Placer Regions, May 2007.

Appendix C

Cost Information

County of Sacramento/City of Rancho Cordova
Current Storm Drain Maintenance Costs

Pipe Repair Costs

Budget Classification		Repair Type	Actual Expenditures for FY 11/12	FY 13/14 Budget
County North				
	OCUO	Drain Line Upgrade or Repair	\$ 630,912.90	\$ 630,912.90
	OFFO	Fence Repair	\$ 19,343.41	\$ 19,343.41
	OHKO	Inlet Outfall Repair	\$ 455,724.02	\$ 455,724.02
	OMSO	Erosion Control	\$ 26,189.60	\$ 26,189.60
	OY8O	Manhole Repair	\$ 63,362.44	\$ 63,362.44
	RAMP	ADA Compliant Ramp	\$ -	\$ -
	Overhead	36.39%	\$ 435,026.56	\$ 435,026.56
		Total Budget=	\$ 1,630,558.93	\$ 1,630,558.93
County South				
	OCUO	Drain Line Upgrade or Repair	\$ 105,317.24	\$ 105,317.24
	OFFO	Fence Repair	\$ 35,802.01	\$ 35,802.01
	OHKO	Inlet Outfall Repair	\$ 214,660.90	\$ 214,660.90
	OMSO	Erosion Control	\$ -	\$ -
	OY8O	Manhole Repair	\$ 8,585.40	\$ 8,585.40
	RAMP	ADA Compliant Ramp	\$ -	\$ -
	Overhead	23.51%	\$ 85,667.45	\$ 85,667.45
		Total Budget=	\$ 450,033.00	\$ 450,033.00
Rancho Cordova				
	OCUO	Drain Line Upgrade or Repair	\$ 222,809.74	\$ 229,850.53
	OFFO	Fence Repair	\$ 26,326.14	\$ 27,158.05
	OHKO	Inlet Outfall Repair	\$ 224,877.26	\$ 231,983.38
	OMSO	Erosion Control	\$ -	\$ -
	OY8O	Manhole Repair	\$ 4,498.84	\$ 4,641.00
	RAMP	ADA Compliant Ramp	\$ -	\$ -
	Overhead	23.51%	\$ 112,504.88	\$ 116,060.03
		Total Budget=	\$ 591,016.86	\$ 609,692.99
Total LF of Pipes				
		County	7,865,755	7,865,755
		Rancho Cordova	1,349,271	1,349,271
Cost/LF of pipe for Repairs				
		County	\$ 0.26	\$ 0.26
		Rancho	\$ 0.44	\$ 0.45

* Costs were increased for 12/13 based on comparing actual expenditures in 11/12 with actual expenditures in 12/13.

County of Sacramento/City of Rancho Cordova
Current Storm Drain Maintenance Costs

Creek and Channel Cleaning

Budget Classification		Repair Type	Actual Expenditures FY 11/12	FY 13/14 Budget
County	OCCO	Inspect Channels	\$ 149,684.06	\$ 149,684.06
	ODSO	Clean, Inspect trach Racks and Box Culverts	\$ 203,337.83	\$ 203,337.83
	OF8O	Sandbag Distribution	\$ 5,184.60	\$ 5,184.60
	OFCO	Drainage Response	\$ 82,451.66	\$ 82,451.66
	OFDO	Concrete Channel Cleaning Bobcat	\$ 552,150.54	\$ 552,150.54
	OHWO	Vegetation Removal County Forces		
	OJZO	Clean and Inspect Outfall Structures	\$ 191,840.84	\$ 191,840.84
	OLCO	Access Road Maintenance	\$ -	\$ -
	OLDO	Mowing		
	OMPO	Expose Pipe End Mechanically	\$ 2,720.90	\$ 2,720.90
	OMRO	Channel Cleaning Mechanical	\$ 49,087.50	\$ 49,087.50
	OORC	Rodent Control	\$ 32,695.06	\$ 32,695.06
	OTVD	Tree Removal	\$ 79,463.44	\$ 79,463.44
	OVDO	Dry Spoil Dumping	\$ 8,137.34	\$ 8,137.34
	OWCO	Weed Control Chemical		
	Overhead	36.39%	\$ 493,691.29	\$ 493,691.29
	Total Budget=		\$ 1,850,445	\$ 1,850,445
County	OCCO	Inspect Channels	\$ 1,797.15	\$ 1,797.15
	ODSO	Clean, Inspect trach Racks and Box Culverts	\$ -	\$ -
	OF8O	Sandbag Distribution	\$ 2,464.80	\$ 2,464.80
	OFCO	Drainage Response	\$ 1,293.11	\$ 1,293.11
	OFDO	Concrete Channel Cleaning Bobcat	\$ 144,294.58	\$ 144,294.58
	OHWO	Vegetation Removal County Forces		
	OJZO	Clean and Inspect Outfall Structures	\$ -	\$ -
	OLCO	Access Road Maintenance	\$ 57,345.54	\$ 57,345.54
	OLDO	Mowing		
	OMPO	Expose Pipe End Mechanically	\$ -	\$ -
	OMRO	Channel Cleaning Mechanical	\$ 32,935.75	\$ 32,935.75
	OORC	Rodent Control	\$ -	\$ -
	OTVD	Tree Removal	\$ 214,736.46	\$ 214,736.46
	OVDO	Dry Spoil Dumping	\$ -	\$ -

Budget Classification		Repair Type	Actual Expenditures FY 11/12	FY 13/14 Budget
	OWCO	Weed Control Chemical		
	Overhead	23.51%	\$ 106,945.71	\$ 106,945.71
	Total Budget=		\$ 561,813	\$ 561,813
Rancho Cordova	OCCO	Inspect Channels	\$ -	\$ -
	ODSO	Clean, Inspect trach Racks and Box Culverts	\$ 413.30	\$ 413.30
	OF8O	Sandbag Distribution	\$ -	\$ -
	OFCO	Drainage Response	\$ -	\$ -
	OFDO	Concrete Channel Cleaning Bobcat	\$ 65,905.39	\$ 65,905.39
	OHWO	Vegetation Removal County Forces		
	OJZO	Clean and Inspect Outfall Structures	\$ -	\$ -
	OLCO	Access Road Maintenance	\$ -	\$ -
	OLD0	Mowing		
	OMPO	Expose Pipe End Mechanically	\$ -	\$ -
	OMRO	Channel Cleaning Mechanical	\$ -	\$ -
	OORC	Rodent Control	\$ -	\$ -
	OTVD	Tree Removal	\$ -	\$ -
	OVDO	Dry Spoil Dumping	\$ -	\$ -
	OWCO	Weed Control Chemical		
	Overhead	23.51%	\$ 15,592.45	\$ 15,592.45
	Total Budget=		\$ 81,911	\$ 81,911
Total LF of Channels				
		Rancho Cordova (unlined)	74,628	74,628
		Rancho Cordova (lined)	37,562	37,562
		Total Rancho Cordova	112,189	112,189
		County (unlined)	1,677,768	1,677,768
		County (lined)	216,153	216,153
		Total County	1,893,920	1,893,920
Cost/LF of Channel for Cleaning:				
		County	\$ 1.27	\$ 1.27
		Rancho	\$ 0.73	\$ 0.75

* Costs were increased for 12/13 based on comparing actual expenditures in 11/12 with actual expenditures in 12/13.

County of Sacramento/City of Rancho Cordova
Current Storm Drain Maintenance Costs

Activity	Size/Location	Cost/LF	Frequency	Notes
Pipes/Channels				
Hydro Cleaning	6"-24"	\$ 3.00	10 years	
TV Lines	all	\$ 7.50	25 years	
Creek and Channel Cleaning	Rancho	\$ 0.75	each year	Within SWU Budget
	Sac County	\$ 1.27		
Pump Maintenance	Covered within budget			Per County Staff Assume no pumps in new areas.
Repairs	2 crews year round	SWU funds support this		
Hydromod Basin		cost/ac		
Maintenance		\$ 4,830.00	annul	see detailed estimate
Herbicides		\$ 325.00	2 x's/year	
Additional costs				
Pesticide Control Advisor		\$ 20,000.00	annually	
Engineering admin support with regulatory agencies		10%	of maint costs/year	
Supervisors and managers		5%	of maint costs/year	

Hydromod Basin Maintenance

Basin Maintenance Costs	Cost per Acre
Trash Clean-up and Disposal (4 x's/year)	\$ 1,200
Mowing (2 x's/year)	\$ 200
Inspection 4 x's/year	\$ 1,600
Erosion Repair	\$ 800
Vegetation and Landscape Maintenance	\$ 800
Sub-total	\$ 4,600
Over-head Mark-up (5%)	\$ 230
Total Cost	\$ 4,830

Inspection Includes: Examine gates, fences and access ramp for damage and overgrown vegetation, check basin slopes for erosion, excess vegetation, debris and animal burros, check flow line for excess vegetation and sediment, check for erosion at water line, large/floating debris, and excess vegetation. Check for debris, creacks and instructure, and erosion at inlets and outlets. Also check access control racks for debris and to snrue they are locked and secured. Check riprap at inlet weir

Appendix D

Detailed Land Use Data

AC, Landuse & units derived from GIS/Aerials

		Arista Del Sol		Arboretum		Douglas 98		Douglas 103		Grantline 208		Montelena		Rio Del Oro		Suncreek		The Ranch (Sunridge)		Sunridge Lot J		Westborough		North Douglas II		Heritage Falls		Anatolia IV		Anatolia		Sunridge				
	Land Use/ Zoning Description	AC	Units	AC	Units	AC	Units	AC	Units	AC	Units	AC 2012	Units 2012	AC	Units	AC 2013	Units 2012	AC 2013	Units 2012	Est.	Units 2013	AC	Units	AC	Units	AC	Units	AC	Units	GIS AC	GIS Units	GIS AC	GIS Units	Total Acres	Total Units	
Residential:																																				
LDR	SF (2.1-6.0 DU/AC)	35.3	176	144.8	698			3.7	14	44.7	276	71.4	388	1,518.5	7,593	179.4	899	142.3	694	35.8	179	347.2	1,580	17.70	153.00	72.20	303.00	21.60	203.00					2,635	13,156	
	MD (6.1-12 DU/AC)															321.5	2,524																	322	2,524	
MDR	MD (6.1-18.0 DU/AC)	83.8	556	290.0	2,334 ^a	94.2	528	28.2	287	42.8	227	54.4	402	256.0	2,048	43.7	286 ^c	105.4	685	17.5	192	146.8	1,389			92.10	525.00			450.8	2,831	146.4	941	1,852	13,231	
	MD (14.0-29.9 DU/AC)			60.4	885																													60	885	
HDR	HD (18.1-40.0 DU/AC)													98.0	1,960	44.2	980	12.2	378 [*]			30.4	922			6.80	132.00							192	4,372	
	HD (30+ DU/AC)			29.5	825																													30	825	
	Residential Total	119.1	732	524.7	4,742	94.2	528	31.9	301	87.5	503	125.8	790	1,872.5	11,601	588.8	4,689	259.9	1,757	53.3	371	524.4	3,891	17.7	153	171	960	22	203	450.8	2,831	146.4	941	5,090	34,993	
Non-Residential:																																				
VC	Village Commercial			16.9				19.5				16.6		20.0		22.0		13.5				93.3												202		
LTC	Local Town Center			30.4										20.0								83.5												134		
RTC	Regional Town Center			0.9										113.0		58.4																		172		
BP	Business Park	6.6		65.0										86.0																				158		
MP	Industrial Park													283.0																					283	
Education:																																				
HS/MS	High School/Middle School			72.6										78.0		110.9 ^b						94.0 ^b												356		
MS	Middle School													20.0																					20	
ES	Elementary School			21.2						10.6				54.0												5.50			10.8						102	
Open Space & Public:																																				
CP	Community Park	11.4		60.7						7.8				107.0		44.9		29.3				52.3												313		
P/QP	Public/Quasi Public			2.0								3.2		7.5		12.3						10.6								1.1				37		
NP	Neighborhood Park	3.1		3.8		8.2		5.2		3.4		20.8		67.5		17.0		8.6		6.4				0.71		17.20		3.70		21.2		7.0		194		
SWD	Storm Water Detention	4.0								15.0		9.6		39.0		53.5		24.3						4.00		17.40				9.5		9.6		186		
WP	Wetland Preserve	55.8						43.8		81.0		54.5		510.0																				745		
DP	Drainage Parkway													138.0		5.0						104.6				15.30						7.2		270		
PR	Private Recreation													54.0												4.20			4.3					63		
OS	Open Space			144.5										22.0										0.60		0.80								168		
OS/P	Open Space/Preserve													12.0		45.6		174.0				47.7												279		
LC	Landscape Corridors	1.1				2.8								82.0		19.2										2.70		1.30		13.4		0.7		123		
GB	Green Belts									2.6				51.0																				54		
ROW	Right-of-way	9.5		104.3				8.5		5.3		22.4		192.0		82.6		20.5		14.5		127.1				6.90		2.20						596		
BR/WP	Reservoir / Wetland Preserve			302.8												205.1								19.80										528		
S	Sewer Lift Station / Utility Substation			1.0																										6.6		6.4		14		
	Vacant (unknown dev plan)																												567.4		27.3			595		
	Total Non-residential	91.5		826.1		11.0		79.6		123.1		127.1		1,956.0		676.5		270.2		20.9		613.1		25.1	0.0	70.0	0.0	7.2	0.0	634.3		58.2		5,590		
	Total Residential & Non-Res	210.6	732.0	1,350.8	4,742.0	105.2	528.0	111.5	301.0	210.6	503.0	252.9	790.0	3,828.5	11,601.0	1,265.3	4,689.0	530.1	1,757.0	74.1	371.0	1,137.5	3,891.0	42.8	153.0	241.1	960.0	28.8	203.0	1,085.1	2,831.0	204.6	941.0	10,680		

Notes: All data is from recent plans received in Nov 2013 unless specified otherwise.
^a Arboretum has 2 MD residential classifications. The first line is for 6.1-13.9 DU/AC (instead of 6.1-18)
^b Acreage for all schools
^c Suncreek has 2 MD residential classifications. The second line is for 12.1-18 DU/AC (instead of 6.1-18)

Includes April 2012
Amendment

AC estimated

MEMORANDUM

DATE: August 1, 2016

TO: Honorable Mayor and Council Members

FROM: Stacy Delaney, Community Enhancement Analyst

SUBJECT: UPDATE ON ONE OF THE FISCAL YEAR 2015/2016 COMMUNITY ENHANCEMENT FUND PROJECTS INCLUDING DISCUSSION AND DIRECTION FROM CITY COUNCIL ON THE SUNRIVER NEIGHBORHOOD ASSOCIATION – PHYSICAL FITNESS PAR COURSE; THIS MAY RESULT IN A BUDGET ADJUSTMENT BEING MADE



RECOMMENDATION

Staff to provide a status update on one of the fiscal year 2015/2016 Community Enhancement Fund projects that require City Council input and direction.

RESULT OF RECOMMENDED ACTION

Staff will receive and incorporate Council direction to possibly modify one fiscal year 2015/2016 Community Enhancement Fund project and budget amount. This may result in a budget adjustment being made.

BACKGROUND

On August 3, 2015, City Council adopted Resolution 102-2015 which approved the fiscal year 2015/2016 budget amounts for the community grants, City Council projects, and staff projects to be funded from the Community Enhancement Fund.

At the October 13, 2015 City Council Work Session an update was given on the implementation of the fiscal year 2015/2016 Community Enhancement Fund projects and programs.

At the February 1, 2016 City Council Special Meeting a status update was given on several projects that required Council input and direction, which included the Sunriver Neighborhood Association – Physical Fitness Par Course project. At the conclusion of the meeting, Council directed staff to identify the anticipated costs of the project, clarify the use of volunteers, ascertain any special requirements, and to report back on the findings.

Since then, staff met with Parks District staff to vet the cost estimates associated with the Sunriver Neighborhood Association project, the use of volunteers, and the overall processing requirements of the Parks District. The project is on land owned and maintained by Cordova Recreation and Parks District.

A status update was given during the June 6, 2016 regular City Council meeting. At the conclusion of that meeting, Council directed staff to look at the scope of work for the project and

eliminate any potential costs to the City outside of the original scope approved in August 2015 and then report back.

Staff seeks direction from the City Council on the attachment.

ATTACHMENT

Community Enhancement Fund PowerPoint.

Fiscal Year 2015/2016 Community Enhancement Fund Project Update

August 1, 2016

Agenda

- Discuss and receive input on the fiscal year 2015/16 Sunriver Neighborhood Association – Physical Fitness Par Course project

Sunriver Neighborhood Association

– Physical Fitness Par Course

- Original application was approved for \$11,000
 - Included the applicant's estimated cost of materials
 - Applicant proposed to use volunteer labor for the installation of equipment

Sunriver Neighborhood Association

– Physical Fitness Par Course

- Applicant's project goals
 - Bring a seven station outdoor fitness par course to Sunriver Park
 - Bring members of the neighborhood together to exercise, socialize, and improve health
 - Provide an outdoor amenity free of charge and available year-round

Sunriver Neighborhood Association

– Physical Fitness Par Course

- Cordova Recreation and Parks District Estimate:
 - Total construction costs including equipment to be paid for by City under the Community Enhancement Fund >\$60,000
 - Total match provided by Cordova Recreation and Parks District is approximately \$32,000 on this park project

Sunriver Neighborhood Association

– Physical Fitness Par Course

- Staff recommends a budget increase not to exceed \$49,000.
 - If approved, community outreach will take place with the Sunriver neighbors on August 16.
 - Construction can start in late September/early October
 - Grand opening of new amenity is expected by late October

MEMORANDUM

DATE: August 1, 2016
TO: Honorable Mayor and Council Members
FROM: Matthew Diaz, Associate Planner



SUBJECT: DISCUSS PROPOSED RE-ZONE TO ALLOW CARDROOMS AT 11275 FOLSOM BOULEVARD WITHIN THE CONVENTION OVERLAY ZONING DISTRICT

PROJECT:	Potential application for re-zone to allow cardrooms at 11275 Folsom Boulevard. This is the existing Fire Rock Grill restaurant within the Convention Overlay Zoning District.
FILE:	No application has been submitted.
LOCATION:	11275 Folsom Boulevard
APN:	058-0270-061-0000
PLANNER:	Matthew Diaz, Associate Planner

RECOMMENDED ACTION

Provide preliminary direction to staff and project proponents regarding this proposed project.

RESULT OF RECOMMENDED ACTION

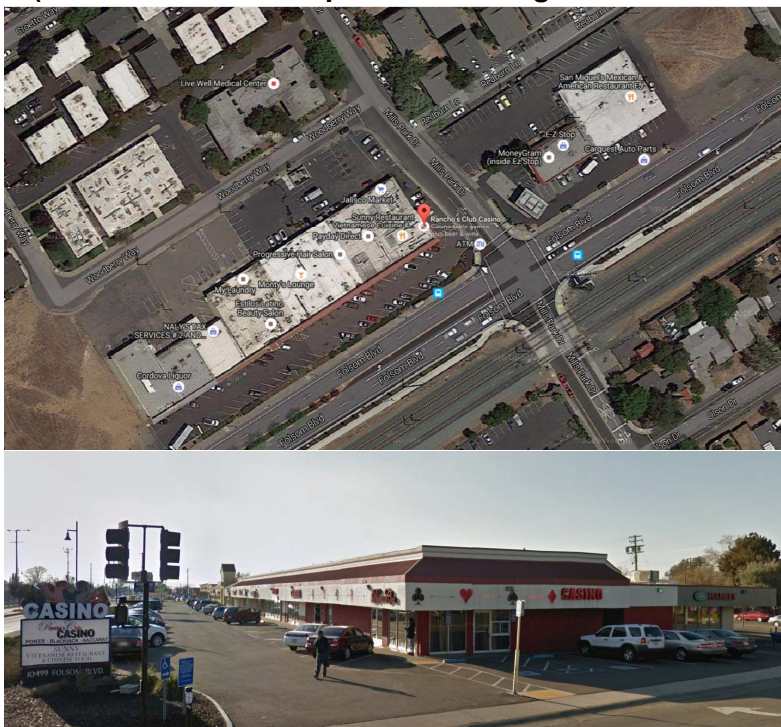
No formal action is requested of Council at this time. Council direction will allow the project proponents to decide whether they wish to proceed with their application. If Council approval of the re-zone is unlikely, then the applicants may choose to revise the project scope or relocate to a more appropriate location and avoid the expenses associated with the re-zone and project review.

BACKGROUND

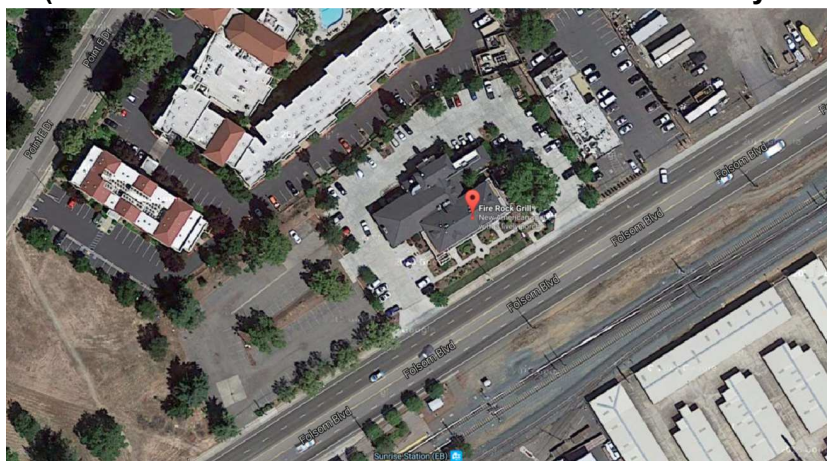
The Planning Department has received interest from Rancho's Club Casino cardroom, currently located at 2740 Mills Park Drive (along Folsom Boulevard), to relocate to the existing Fire Rock Grill restaurant location at 11275 Folsom Boulevard. The applicant is not proposing an additional cardroom license that would exceed the maximum allowed under Chapter 4.22 of the City's Municipal Code. Chapter 4.22 limits the number of special business licenses for cardrooms to two in the entire City. While the proposed relocation would be consistent with the special business license amount; cardrooms are prohibited within the proposed site's zoning designation of General Commercial within the Convention Overlay Zoning District (Table 23.316-1 and Table 23.325-1). To proceed with an application, the applicant would need to submit and obtain approval for a zoning amendment to allow cardrooms at that site.

Due to the costs associated with processing a zoning amendment, the time needed to process the zoning amendment, and the potentially sensitive impacts cardrooms can have on surrounding community, staff is recommending that Council review the proposal and provide feedback in order to inform the applicant.

**FIGURE 1: Existing Cardroom Location -
Zoned FB-CMU (Folsom Boulevard Specific Planning Area - Commercial Mixed Use)**



**FIGURE 2: Proposed Cardroom Location -
Zoned GC/CO (General Commercial within the Convention Overlay Zoning District)**





SPECIAL REGULATED USES

Cardrooms are defined as a “Special Regulated Use” under Zoning Code section 23.919.020 which establishes site planning, development, and/or operating standards to mitigate the potential adverse impacts of these uses and activities on adjacent and surrounding land uses by requiring special siting and location standards. These provisions apply to; cardrooms, check cashing businesses, pawnshops, recycling facilities (collection), sexually oriented businesses, smoke shops, tattoo parlors, smokers’ lounges, hookah bars, e-cigarette lounges, and thrift stores.

Existing Cardroom Regulations (RCMC 23.919.020)

In addition to the zoning amendment, the applicant would have to adhere to the following regulations specific to cardrooms for the new location.

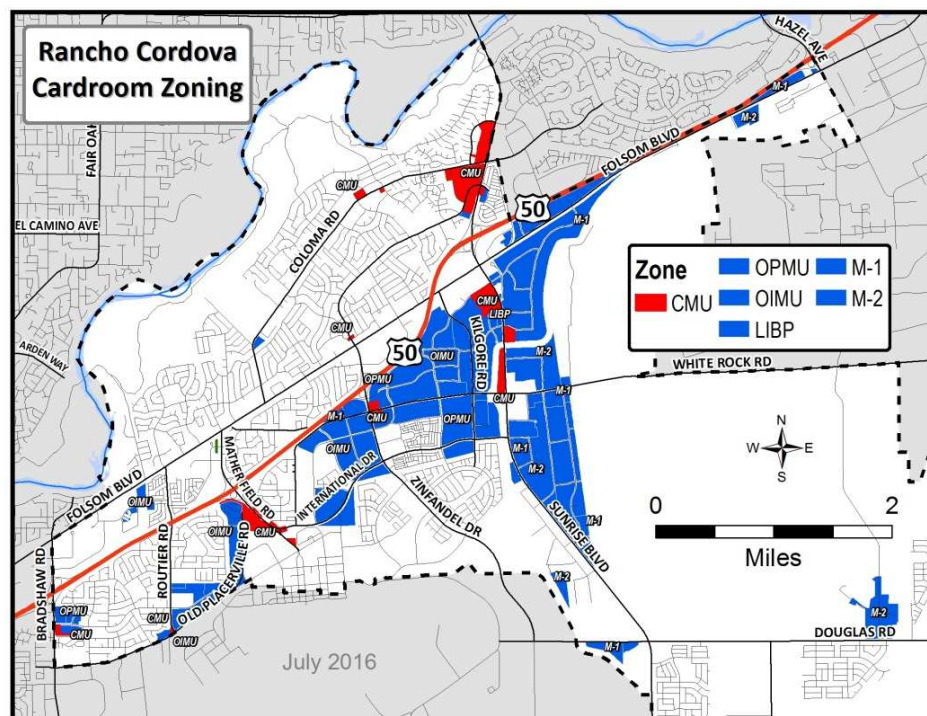
1. All new cardrooms shall comply with the business license requirements of Chapter 4.22 RCMC; including the restriction that only two business license shall be issued within the City.
2. Location. All new cardrooms shall be located consistent with the following standards:
 - a) Located a minimum of 1,000 feet from another cardroom; and
 - b) Located a minimum of 500 feet from a public school, community center, or library.
3. Development Standards. In addition to the development standards of the underlying zoning district, if any, the following special standards apply to all new cardrooms:
 - a) Cardrooms shall maintain lighting consistent with the provisions of RCMC 23.725.070(D) (Level of Illumination).
 - b) Management shall be responsible for the removal of litter from adjacent property and streets that results from the cardroom (with adjacent property owner consent).

**TABLE 1: Zoning that currently permits Cardrooms
(All other Zones prohibit the use)**

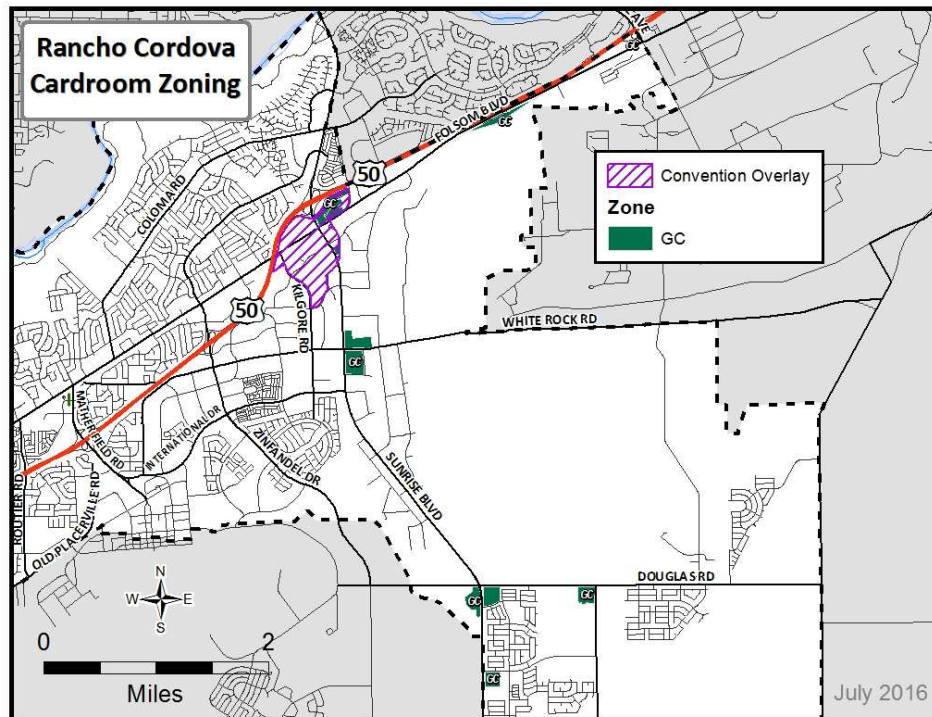
Land Use Category	Definition	Parking	Zones				Reference
			By-Right	AUP	LUP	CUP	
*All Uses Require Business License and Occupancy Approval from the Building Department *By Right (no Planning permit required) *AUP (Administrative Use Permit-Community Development Director Approval with Notice; \$1,184 Fee) *LUP (Limited Use Permit-Community Development Director Approval with Hearing and Notice; \$4,000 Deposit) *CUP (Conditional Use Permit-City Council Approval with Hearing and Notice; \$10,000 Deposit)							
Cardrooms	“Cardrooms” means gambling establishments that offer card games for play by the public.	4/1,000 sf	CMU			OPMU OIMU LIBP M-1 M-2	RCMC 23.919.02 0

*CMU-Commercial Mixed Use; OPMU- Office Professional Mixed Use; OIMU- Office Industrial Mixed Use; LIBP- Light Industrial Business Park; M1- Light Industrial; M2- Heavy Industrial

**FIGURE 3: Zoning that currently permits Cardrooms
(Red is by-right; blue is permitted with CUP)**



**FIGURE 4: Current GC zones and Convention Overlay
For possible zoning amendment**



REQUIREMENTS FOR RELOCATING CARDROOM

This proposed project would require some of the following entitlements, permits, and licenses prior to operation:

1. Zoning Amendment Application. This could take one of various forms, such as:
 - a) Amend the zoning map for the proposed site to a zone that would allow, or conditionally allow, cardrooms. A zoning map amendment for the proposed parcel itself would constitute “spot zoning” which is typically discouraged by most jurisdictions.
 - b) Amend Zoning Table 23.316-1 (General Commercial “GC”) to allow cardrooms in all GC zones since the CO zone is silent on this use. See figure 4 for locations within the City that could potentially allow cardrooms with this proposal. As shown in Figure 4, this would allow cardrooms to potentially open and operate within the Sunridge Specific Plan adjacent to residential uses. Whether the use would be allowed by-right or by use permit is entirely up to the zone selected to replace the GC zone.

- c) Amend Zoning Table 23.325-1 (Convention Overlay Zoning District “CO”) to allow the use “by-right” or with issuance of a use permit within GC. The CO Zoning District supplements the provisions of the underlying zoning districts when outlined in Table 23.325-1. Where there is conflict between this overlay district and the underlying base district, the overlay district regulations prevail. Although the GC zone would remain prohibited, the CO overlay could supersede the GC zone and allow the use by-right or with issuance of a use permit. This would expand the area cardrooms are currently allowed under Figure 3 to include only the Convention Overlay area shown in Figure 4. The remaining GC zones would still prohibit cardrooms.
- 2. Possible Conditional Use Permit (CUP) Application. This would apply if the Council:
 - a) Supports the zoning map amendment to a zone that requires a CUP. This would apply to the entire area zoned GC surrounding the project site; or
 - b) Adds a CUP as a requirement for the existing zoning designation (GC or CO). This amendment would require the applicant to submit a CUP application concurrent with the zoning map or zoning text amendment. Should the zoning amendment be denied, the CUP would subsequently be denied as well.
- 3. Building Permit Review for interior work and occupancy.
- 4. Standard and Special Business License review and approval.

POLICY CONSIDERATIONS

The following are some issues to consider when evaluating the proposed relocation:

- 1. While the maximum amount of cardrooms is not increasing, does the Council have any issues expanding the amount of zones, locations, and/or overlays that could support this special regulated use?
- 2. The Convention Overlay Zoning District is intended to be a special place that is entertaining, vibrant, and inviting to tourists, visitors, and residents alike. Does the Council have any issues with the proposed use within the City’s Convention District (Overlay)?
- 3. Are there any other potential sites or locations that currently allow cardrooms that the Council would prefer?

CONCLUSION

No formal action is needed at this time. This discussion is intended to brief the City Council on a potential application in order for staff to obtain City Council direction should a formal application be made for the entitlements mentioned above. This item will require action at a future meeting should the applicant choose to proceed.

ATTACHMENT

PowerPoint.

Policy Discussion:

Potential re-zone to allow cardrooms at 11275 Folsom Boulevard (the existing Fire Rock Grill restaurant) within the Convention Overlay Zoning District.

Rancho Cordova City Council
Matthew Diaz, Associate Planner
August 1, 2016

Today's Purpose

- Preliminary discussion with City Council.
- Opportunity for community to participate before project moves into formal review.
- Council preferences will allow applicant to make an informed decision on whether to proceed with the project.
- If Council views this project favorably, then staff will begin the formal review process.

Regulatory Background

- The Planning Department has received interest from Rancho's Club Casino cardroom at 2740 Mills Park Drive (along Folsom Boulevard) to relocate to the existing Fire Rock Grill restaurant location at 11275 Folsom Boulevard.
- The applicant is not proposing an additional cardroom license that would exceed the maximum allowed under Chapter 4.22 of the City's Municipal Code.
- Cardrooms are prohibited within the proposed site's zoning designation of General Commercial within the Convention Overlay Zoning District (Table 23.316-1 and Table 23.325-1).
- To proceed with an application, the applicant would need to submit and obtain approval for a zoning amendment to allow cardrooms at that site.

Due to the costs associated with processing a zoning amendment, the time needed to process the zoning amendment, and the potentially sensitive impacts cardrooms can have on surrounding community, staff is recommending that Council review the proposal and provided feedback in order to inform the applicant .

Existing Cardroom Location

(Folsom Boulevard Specific Planning Area-
Commercial Mixed Use)



Proposed Cardroom Location

Zoned GC/CO (General Commercial within
the Convention Overlay Zoning District)



Special Regulated Uses

- Cardrooms are defined as a “Special Regulated Use” under Zoning Code section 23.919.020 which establishes site planning, development, and/or operating standards to mitigate the potential adverse impacts of these uses and activities on adjacent and surrounding land uses by requiring special siting and location standards.
- These provisions apply to; cardrooms, check cashing businesses, pawnshops, recycling facilities (collection), sexually oriented businesses, smoke shops, tattoo parlors, smokers’ lounges, hookah bars, e-cigarette lounges, and thrift stores.

Existing Cardroom Regulations

(RCMC 23.919.020)

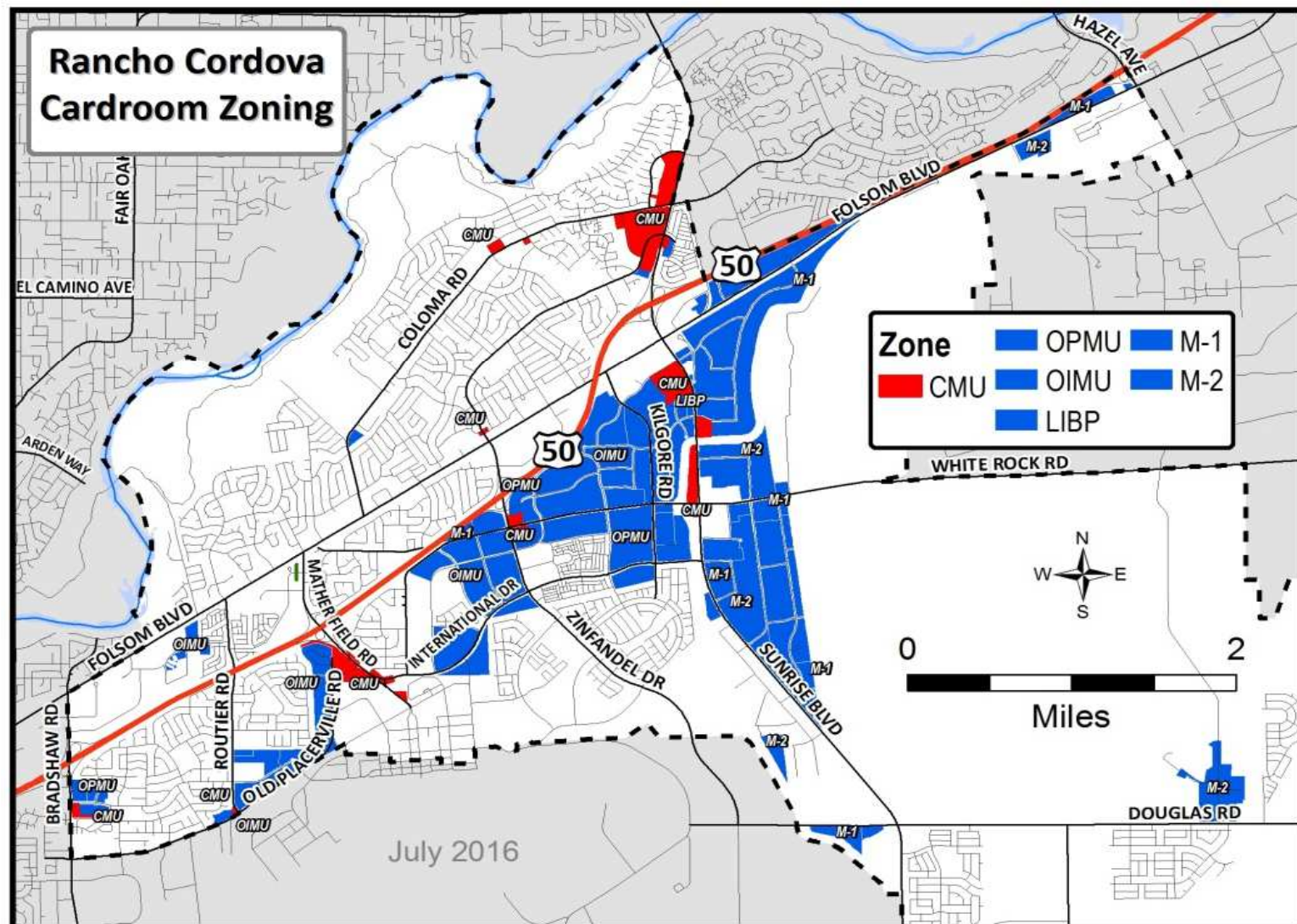
- All new cardrooms shall comply with the business license requirements of Chapter 4.22 RCMC, including the restriction that only two business license shall be issued within the City.
- Location. All new cardrooms shall be located consistent with the following standards:
 - Located a minimum of 1,000 feet from another cardroom
 - Located a minimum of 500 feet from a public school, community center, or library.
- Development Standards. In addition to the development standards of the underlying zoning district, if any, the following special standards apply to all new cardrooms:
 - Cardrooms shall maintain lighting consistent with the provisions of RCMC 23.725.070(D) (Level of Illumination)
 - Management shall be responsible for the removal of litter from adjacent property and streets that results from the cardroom (with adjacent property owner consent).

Zoning that currently permits Cardrooms (All other Zones prohibit the use)

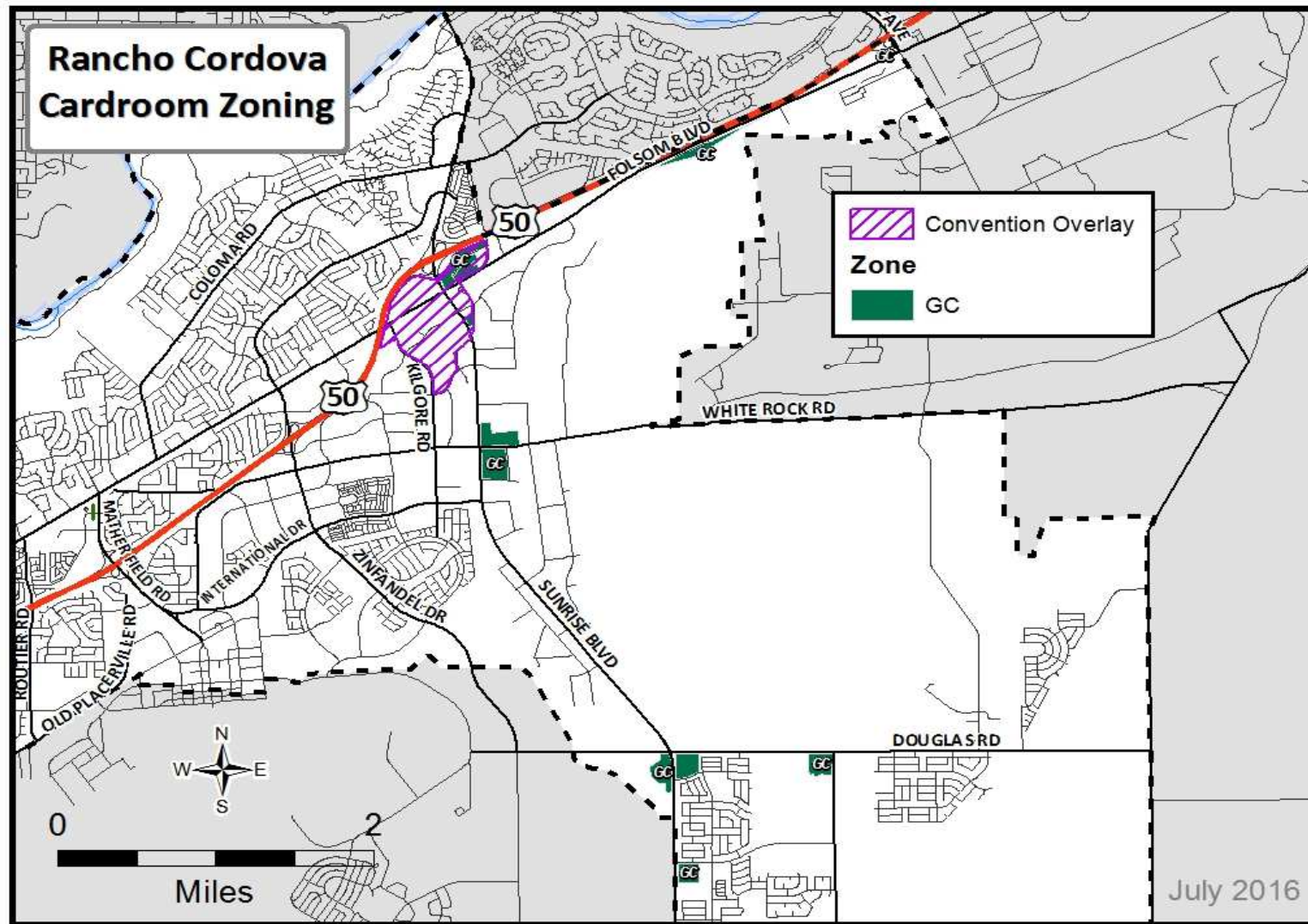
Land Use Category	Definition	Parking	Zones				Reference
			By-Right	AUP	LUP	CUP	
*All Uses Require Business License and Occupancy Approval from the Building Department *By Right (no Planning permit required) *AUP (Administrative Use Permit-Community Development Director Approval with Notice; \$1,184 Fee) *LUP (Limited Use Permit-Community Development Director Approval with Hearing and Notice; \$4,000 Deposit) *CUP (Conditional Use Permit-City Council Approval with Hearing and Notice; \$10,000 Deposit)							
Cardrooms	“Cardrooms” means gambling establishments that offer card games for play by the public.	4/1,000 sf	CMU			OPMU OIMU LIBP M-1 M-2	RCMC23.919.020

*CMU-Commercial Mixed Use; OPMU- Office Professional Mixed Use; OIMU- Office Industrial Mixed Use; LIBP- Light Industrial Business Park; M1- Light Industrial; M2- Heavy Industrial

Zoning that currently permits Cardrooms (Red is by-right; blue is permitted with CUP)



Current GC zones and Convention Overlay For possible zoning amendment



Requirements for relocating Cardroom

1. Zoning Amendment Application:

- Amend the zoning map for the proposed site to a zone that would allow, or conditionally allow, cardrooms. *A zoning map amendment for the proposed parcel itself would constitute “spot zoning” which is typically discouraged by most jurisdictions.*
- Amend Zoning Table 23.316-1 (General Commercial “GC”) to allow cardrooms in all GC zones. *This would allow cardrooms to potentially open and operate within the Sunridge Specific Plan adjacent to residential uses.*
- Amend Zoning Table 23.325-1 (Convention Overlay Zoning District “CO”) to allow the use “by-right” or with issuance of a use permit. *This would expand the area cardrooms are currently allowed to include only the Convention Overlay area. The remaining GC zones would still prohibit cardrooms.*

Requirements for relocating Cardroom

2. Possible Conditional Use Permit (CUP) Application: if the Council;
 - Supports the zoning map amendment to a zone that requires a CUP. This would apply to the entire area zoned GC surrounding the project site; or
 - Adds a CUP as a requirement for the existing zoning designation (GC or CO). This amendment would require the applicant to submit a CUP application concurrent with the zoning map or zoning text amendment. Should the zoning amendment be denied, the CUP would subsequently be denied as well.
3. Building Permit Review for interior work and occupancy.
4. Standard and Special Business License review and approval.

Issues for consideration

- While the maximum amount of cardrooms is not increasing, does the Council have any issues expanding the amount of zones, locations, and/or overlays that could support this special regulated use?
- The Convention Overlay Zoning District is intended to be a special place that is entertaining, vibrant, and inviting to tourists, visitors, and residents alike. Does the Council have any issues with the proposed use within the City's Convention District (Overlay)?
- Are there any other potential sites or locations that currently allow cardrooms that the Council would prefer?

Council Direction Requested

- Does Council support amending the zoning , and if so, which option of amending the code would the Council prefer?
- Are there other approaches the Council wishes staff to explore?

Questions?

MEMORANDUM

DATE: August 1, 2016

TO: Honorable Mayor and Council Members

FROM: Albert Stricker, Public Works Director, and Steve Harriman, Operations and Maintenance Division Manager

SUBJECT: PROPOSED TERMS FOR A CONTRACT EXTENSION WITH REPUBLIC SERVICES FOR RESIDENTIAL WASTE COLLECTION AND RECYCLING SERVICES AND PRESENTATION OF OPTIONS FOR CONTINUED SERVICE



RECOMMENDATION

Staff recommends that the City Council receive a presentation on the proposed terms of a contract extension with Republic Services for residential waste collection and recycling services, and consider options for continued service, and direct staff on the preferred option for execution of a contract.

RESULT OF RECOMMENDED ACTION

The Council's direction will allow staff to proceed with the necessary steps to execute a contract for residential waste collection and recycling services beginning January 1, 2018.

BACKGROUND

Shortly after incorporation, the City administered a competitive process to procure a contract with Browning Ferris Industries (later switched to Republic Services) for residential waste collection and recycling services. The term of the original contract started on February 1, 2005 and ended on December 31, 2012. In September 2011, the City Council approved a new contract with Republic Services that terminates on December 31, 2017.

On April 18, 2016, the City Council directed staff to negotiate with Republic Services for 90 days and return with proposed terms for a new contract. Staff and representatives from Republic Services met numerous times during the past three months, and the attached presentation contains a summary of the proposed terms negotiated during the past ninety days.

The Council has the three options for moving forward, including: 1) direct staff to prepare a contract for Council approval based upon the proposed terms; 2) direct staff to continue negotiating with Republic Services and return with revised terms, and 3) direct staff to initiate a competitive process for the procurement of a new contract.

FISCAL IMPACT

The proposed terms for a new contract have no impact on the General Fund.

ATTACHMENT

Presentation on Residential Waste Collection and Recycling Contract Negotiations.

City of Rancho Cordova

Residential Waste Collection and Recycling Contract Negotiations Presentation of Options



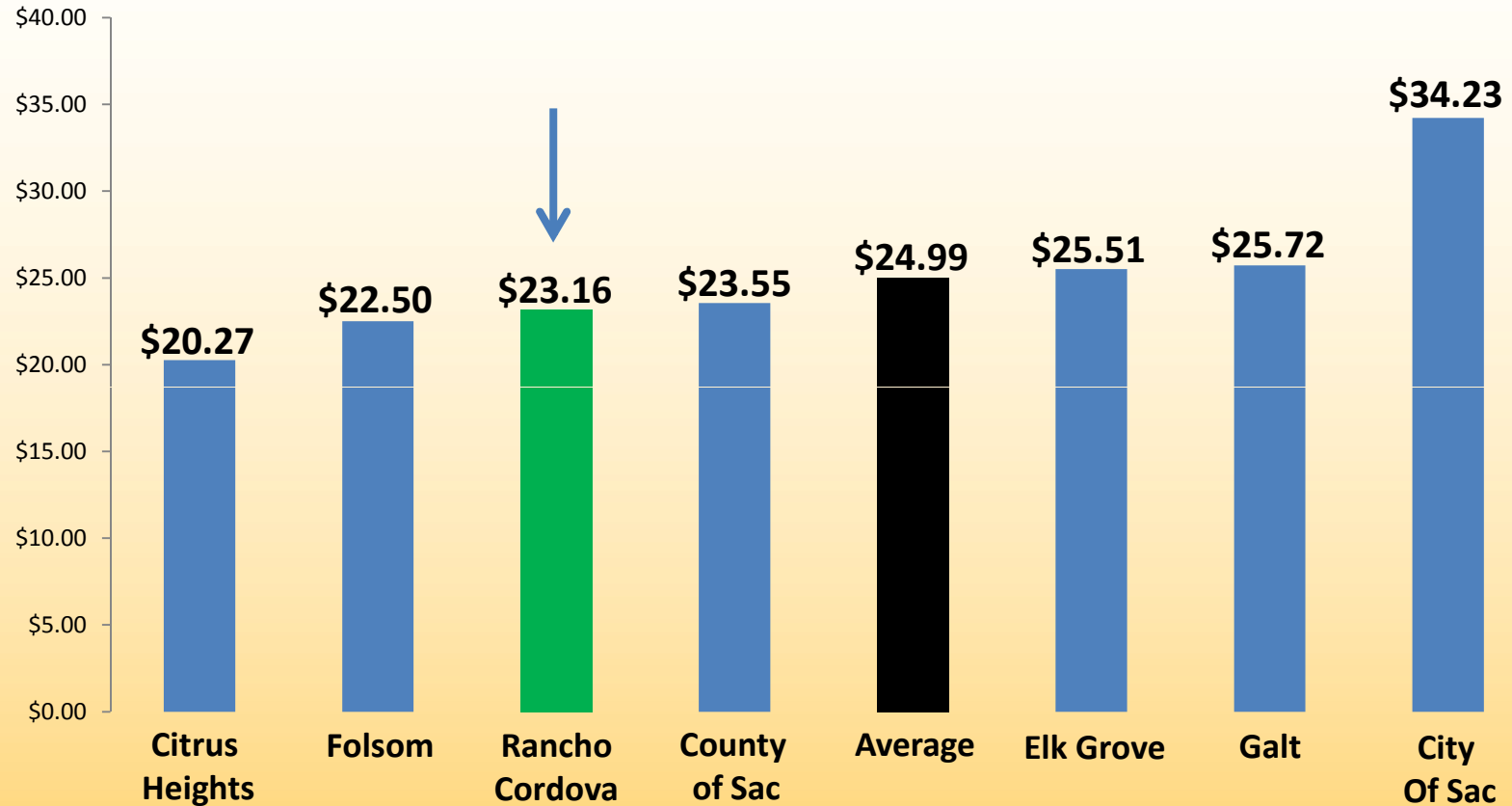
Presentation to the Rancho Cordova City Council

August 1, 2016

Background

- Republic Services contract for residential waste collection and recycling services ends on December 31, 2017
- Primary options for new contract beginning January 1, 2018:
 - Negotiate an extension to current contract; or
 - Issue Request for Proposals
- On April 18th, the City Council directed staff to negotiate with Republic for 90 days and return with proposed terms for a contract extension
- We are here tonight to present the proposed terms for a contract extension

Current Monthly 64-Gallon Trash Rates



Proposed Contract Extension

Terms carried over from current contract

- Rates adjusted annually using CPI (SF-Oakland-San Jose)
 - *2% floor and 3% cap*
 - *No rate increase until July 1, 2018 (18 months)*
- 10% franchise fee
- Full-time City recycling coordinator funded by Republic
- 40% waste diversion requirement (original contract)
- “We Are Looking Out For You” Crime Prevention Program
 - *Annual Training of Republic staff by RC Police Department*
- City facilities trash and recycling collection at no charge

Proposed Contract Extension

Terms carried over from current contract (con't)

- Curbside oil and oil filters, sharps, batteries and e-waste
- Curbside holiday tree recycling
- Additional recycling or green waste cart at no charge
- Bulky item collection program (3 per year @ 10 cubic yards)
- Four public education campaigns per year
- No change to resident collection schedules or frequency
- Change in law provision

Proposed Contract Extension

New terms in proposed contract

- New Compressed Natural Gas collection vehicles
 - *50% in 2018 and 50% in 2019*
- Annual payment to City increasing from \$285K to \$450K for local projects
- Increased illegal dumping collection from 1200 to 2000 CY per year
- City Hall organics recycling demonstration project
- Bulky Item material processing to recover recyclable materials
- Street sweeping included in Republic contract (*Billing / customer service*)
- Increased services for City-sponsored events from 6 to 10 per year
 - *Trash, recycling and porta-potties provided by Republic*
- Up to 3 cubic yards of free compost available for pickup by Rancho Cordova residents at Elder Creek Transfer Station

Proposed Contract Extension

New terms in proposed contract (con't)

- Community cleanup projects (4 per year)
- Elementary school program on recycling and composting
- Mail-in sharps recycling program
- Deceased wildlife pickup
- City-specific education and outreach materials for on-line content
- 3 community backyard compost workshops annually
- Double the volume of (free) extra leaf collection (2 to 4 bags)
- 3 annual scholarships of \$1,000 each for local students interested in environmental sciences. Annual essay contest to determine winners.
- \$100,000 one-time reimbursement to City for staff, legal and consulting fees incurred during negotiations

40% Diversion (Recycling)

- State law requires 50% “diversion” of waste from landfill disposal
- The “minimum diversion level” in the proposed contract is 40%. Same as 2005 contract.
- Minimum diversion level in 2011 contract extension was raised to 50%.
- Republic was unable to meet 50% diversion, mostly due to limited green waste generation with drought and new residential developments with small landscaped areas.
- City will remain in overall compliance with State law at 40% diversion level in new contract.
- 2015 Citywide Diversion Rate: 64% - 70%
 - *Citywide diversion rate includes residential, commercial and industrial wastes*

5 vs. 7 Year Contract Term

5 Year Term

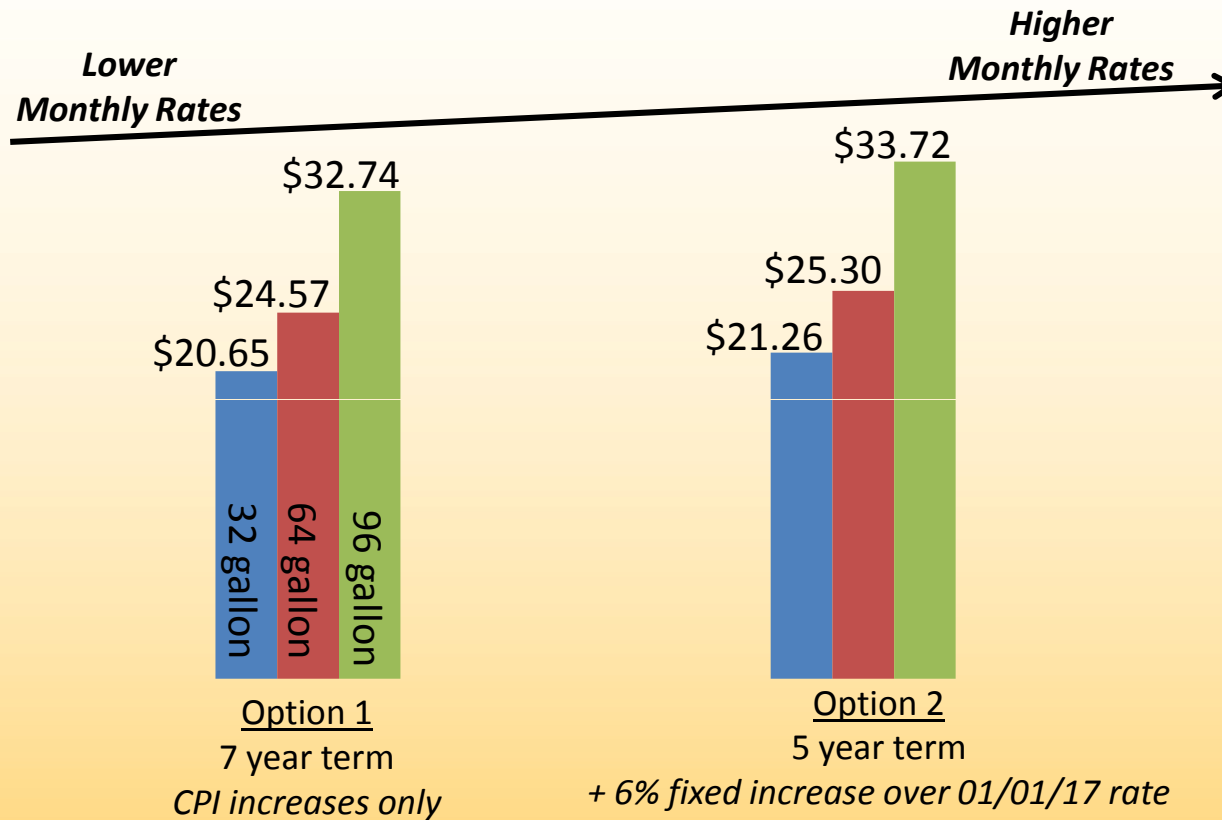
- Provides greater flexibility in rapidly changing industry and regulatory climate
- Shorter contract term reduces uncertainty and risk for both parties
- Requires 6% fixed rate increase on 7/1/2018 to support vehicle purchase
- Annual rate increases return to CPI formula on 7/1/2019 and going forward with 2% floor and 3% cap

7 Year Term

- Industry standard contract term for amortization of new vehicles
- Annual rate increases based on CPI formula with 2% floor and 3% cap

Rate Comparison

Projected July 1, 2018 Rates⁽¹⁾ (2)



(1) Assumes 3% rate increases on 1/1/17. Actual rates may be lower.

(2) Rates shown do not include \$.90 street sweeping fee.

Key Findings

- The City of Rancho Cordova receives favorable services and rates in comparison to other jurisdictions in the region
- Republic Services has offered an increase in services, in addition to an 18 month rate freeze, with the proposed terms
- Citrus Heights City Council executed a 10-year contract extension with Republic Services in March 2016
- Elk Grove City Council voted to begin negotiations on a 10-year contract extension

Council Options

Option 1: Direct staff to prepare a contract for Council approval based upon the proposed terms

Option 2: Direct staff to continue negotiating with Republic Services and return with revised terms

Option 3: Direct staff to initiate a competitive process for the procurement of a new contract

Term: 5 or 7 years

Questions or comments...

Thank you!

For additional questions, contact:

Steve Harriman | Public Works Division Manager

(916) 851-8716

sharriman@cityofranchocordova.org