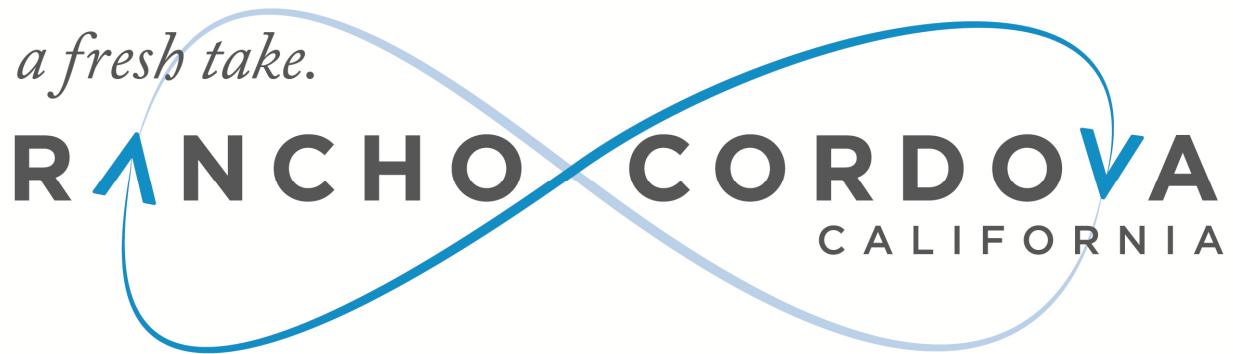


CITY OF RANCHO CORDOVA



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

Monday, October 17, 2016

4:00 PM – Special Meeting

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, October 17, 2016

<Special_Session> – Special Meeting
<Special_Location>

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

AGENDA

1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

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

2. PUBLIC COMMENT

Council will meet in Closed Session to discuss the following item(s):

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

3. SPECIAL MEETING ITEM

Mayor Sander will adjourn the Closed Session to the Regular Meeting in the David B. Roberts Council Chambers.

- 3.1 **Subject:** Economic Development Strategy.
Recommendation: Council to approve the strategy and provide direction to staff

regarding implementation.

Result of Recommended Action: Staff will take Council direction regarding revisions, further study, and/or implement the strategy.

Staff Report: Amanda Norton, Economic Development Manager.

Advances Goal: 1.

4. ADJOURNMENT OF SPECIAL MEETING

- 4.1 Mayor Sander will adjourn the special meeting to regular meeting in the David B. Roberts Council Chambers.

5. REGULAR MEETING - CALL TO ORDER / ROLL CALL

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

6. METRO CABLE TV TELEVISION ANNOUNCEMENT

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

7. PLEDGE OF ALLEGIANCE

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

8. INVOCATION

President Daniel Bair from Jesus Latter Day Saints of the La Riviera Branch will give the invocation.

9. PRESENTATIONS

- 9.1 Recognize Andy Kotko on Receiving The 2016 Presidential Award for Excellence in Teaching Mathematics and Science.
- 9.2 Honor Sacramento Stand Down Association President, Tony Creel, and Vice President, Don Harper for Their 25th Annual Stand Down Event.

10. PUBLIC COMMENT

Citizens wishing to address the Council for any matter on the Consent Calendar or not on the agenda may do so at this time by completing and submitting a Speaker Card to the City Clerk. For items on the agenda, speakers will be called up to the podium by the Mayor at the point on the agenda when the item will be heard. Speakers are encouraged to keep comments to three minutes or less and to state name and community of residence.

Under the provisions of the California Government Code, the City Council is prohibited from discussing or taking immediate action on any 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.

11. COUNCIL REPORTS

12. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

- 12.1 **Subject:** Meeting Minutes of October 3, 2016 Special and Regular Meeting.
- 12.2 **Subject:** Adoption of Local Building Codes.
Recommendation: Waive the second reading and adopt the following ordinances:
Ordinance No. 12-2016, Chapter 16.02 of the "Uniform Administrative Code"
• Ordinance No. 13-2016, Chapter 16.04 of the "Building Code"
• Ordinance No. 14-2016, Chapter 16.06 of the "Residential Building Code"
• Ordinance No. 15-2016, Chapter 16.24 of the "Plumbing Code"
• Ordinance No. 16-2016, Chapter 16.28 of the "Energy Code"
• Ordinance No. 17-2016, Chapter 16.28 of the "Electrical Code"
• Ordinance No. 18-2016, Chapter 16.32 of "Mechanical Code"
• Ordinance No. 19-2016, Chapter 16.36 of the "Swimming Pools"
• Ordinance No. 20-2016, Chapter 16.38 of the "Green Building Code"
• Ordinance No. 21-2016, Chapter 16.40 of the "Moving Buildings"
Result of Recommended Action: The recommended actions will result in the City's building codes being updated to current industry best practices and to coincide with new codes mandated by the state of California.
Staff Report: Joseph Cuffe, Interim Chief Building Official.
Advances Goals: 2, 3.

13. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

- 13.1 **Subject:** O'Reilly Tentative Parcel Map; Project No. DD9672 – Located at 2346 Sunrise Boulevard Along Zinfandel Drive.
Recommendation: Adopt Resolution No. 126-2016.
Result of Recommended Action: Adoption of Resolution No. 126-2016 would approve the applicant's request to subdivide an existing 1.78 acre parcel into two (2) separate parcels; Parcel 3A at 1.099 acres and Parcel 3B at 0.681 acres. This is an existing parking lot that will be split to allow for the sale, lease or finance of each property. No physical improvements are proposed with this request.
Staff Report: Nicholas Sosa, Assistant Planner.
Advances Goals: 1, 4, 6.

14. PUBLIC HEARING ITEMS

- 14.1 **Subject:** Mills Station Self-Storage Conditional Use Permit and Major Design Review Permit; Project No. DD9660 – Located at 9950 Mills Station Road.
Recommendation: Adopt Resolution No. 127-2016.
Result of Recommended Action: Approval of Resolution No. 127-2016 would allow for a self-storage use with outside recreational vehicle parking storage along the sides of the building and renovation of the existing building façade.
Staff Report: June Cowles, Senior Planner.
Advances Goals: 1, 2, 3.

15. REGULAR CALENDAR ITEMS

- 15.1 **Subject:** Update to Council on Community Prosecutor.
Recommendation: Accept update on Community Prosecutor from City Attorney.
Result of Recommended Action: Council will receive update on Community

Prosecutor and provide direction, if necessary, to Community Prosecutor on future projects or activities.

Staff Report: Adam Lindgren, City Attorney.

Advances Goals: 1, 2, 6.

- 15.2 **Subject:** Status Update Regarding the South Sacramento Habitat Conservation Plan (SSHCP), and the Approval of a Joint Exercise of Powers Agreement Which Creates the South Sacramento Conservation Agency (SSCA).

Recommendation: Adopt Resolution No. 125-2016.

Result of Recommended Action: Adoption of Resolution No. 125-2016 would authorize the City Manager to execute a Joint Exercise of Powers Agreement creating the South Sacramento Conservation Agency (SSCA) which is responsible for implementation of the South Sacramento Habitat Conservation Plan (SSHCP).

Staff Report: Aaron Busch, Community Development Director.

Advances Goals: 2, 6.

16. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

17. CITY MANAGER'S REPORT

18. ADJOURNMENT

Mayor Sander will adjourn the meeting to closed session in the Community Board Room.

19. CLOSED SESSION - CALL TO ORDER/ROLL CALL

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

20. CLOSED SESSION

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

CONFERENCE WITH LEGAL COUNSEL— POSSIBLE INITIATION OF LITIGATION
Pursuant to paragraph (4) of subdivision (d) of Section 54956.9: (one potential case).

CONFERENCE WITH LEGAL COUNSEL— ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to paragraph (2) of Section 54956.9: (one potential case).

21. OPEN SESSION - REPORT FROM CLOSED SESSION

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

22. ADJOURNMENT

ADDITIONAL INFORMATION

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

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

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

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

UPCOMING MEETINGS	
Tuesday, October 25, 2016	City Council Special Meeting/Closed Session (5:30 PM)
Monday, November 7, 2016	City Council Special Meeting/Study Session (4:00 PM) and Regular Meeting (5:30 PM)
Monday, November 21, 2016	City Council Regular Meeting (5:30 PM)
Tuesday, November 29, 2016	City Council Special Meeting/Work Session (5:30 PM)
Monday, December 5, 2016	City Council Special Meeting/Study Session (4:00 PM) and Regular Meeting (5:30 PM)
Tuesday, December 13, 2016	City Council Special Meeting/Work Session (5:30 PM)
Monday, December 19, 2016	City Council Regular Meeting (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, October 17, 2016 Special and Regular Meeting of the Rancho Cordova City Council/Successor Agency to the CRA/RCFC was posted and available for review on Thursday, October 13, 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, October 13, 2016 at Rancho Cordova, California.


Mindy Cuppy, MMC, City Clerk

MEMORANDUM

DATE: October 17, 2016
TO: Honorable Mayor and Council Members
FROM: Amanda Norton, Economic Development Manager
SUBJECT: 2016 - 2021 ECONOMIC DEVELOPMENT STRATEGY



RECOMMENDATION

Council to approve the strategy update and provide direction to staff regarding implementation.

RESULT OF RECOMMENDED ACTION

Staff will take Council direction regarding revisions, further study, and/or implement the Strategy Update.

BACKGROUND

In the fall of 2014 staff presented to Council a course of action for the development of an economic development work plan and strategy. After approval, staff and consultants began the work of diving into the drivers of the Rancho Cordova economy. Considerable attention went into researching what industries exist in the City and an analysis was conducted to understand their needs. For 8 months, data was collected from focus groups, one-on-one interviews, and industry trends to understand how our business community was functioning. A timeline of this work is included at the end of this report. Eight standalone industry analyses were developed which include:

- a. Identification of industry concentrations, or "niches," that bring the City a competitive specialized strength not found elsewhere in the region. The eight niches are: office, retail, contracting/construction/home improvement, vehicles and vehicular services, technology, manufacturing, education and trade schools, and entertainment/recreation/lodging;
- b. Maps and characterizations of the niches, their numbers, locations and employee counts, and expected growth;
- c. Outreach interviews with industry representatives to refresh the City's relationships with business;
- d. A better understanding of the needs of the industry, including space, location, infrastructure, employee skills, training, and capital.

The City's strongest industries coincide nicely with the attraction targets of the Greater Sacramento Area Economic Council, and with the Next Economy's key industries. These include health care, administration, professional business services, construction, manufacturing sectors, and hospitality.

Upon understanding the nuts and bolts of key industries; the Economic Development General Plan Element was used as the guiding tool to develop the framework for the Strategy. The Economic Development Element contains eight goals, 27 policies, with 81 action items. The eight goals from the Element are as follows:

1. Diversify Rancho Cordova's economy by facilitating and encouraging land uses that provide substantial and sustainable fiscal benefits to the City and residents.
2. Encourage expansion of retail and services to meet local and regional demands and generate tax revenues for the City.
3. Establish a vibrant "Downtown Rancho Cordova" with a mix of uses and central gathering places for daytime and nighttime activities.
4. Create a convention center in Rancho Cordova that attracts local, regional and statewide events to Rancho Cordova.
5. Establish a Redevelopment Strategy that encourages the revitalization of existing neighborhoods, and commercial and employment centers.
6. Revitalize existing businesses and strengthen the commercial viability of new business along Folsom Boulevard.
7. Promote infill development that will contribute to a wide variety of commercial services, new residential and employment opportunities, governmental services, restaurants, entertainment, and cultural/recreational opportunities.
8. Attract and retain a balance of businesses that provide a full range of quality career choices, serving entry-level as well as highly trained workers.

The Economic Development team began framing the Strategy using the Element goals and the industry analysis. The Strategy reaffirms that the Vision Statement and Goals in the City's 2006 adopted General Plan Economic Development Element are still valid. The document is designed as a working five year plan, with an understanding that it may be modified and updated as needed. The Strategy is designed to be broad enough to capture a changing business market and capture reportable benchmarks.

The Strategy is laid out by the primary functions of the Department. There are four main functions: business attraction, business retention and expansion, network-building, marketing and visibility, and areas of collaborations. Each function area includes the day-to-day work, tools that are utilized, along with focus areas, measures of success, and the intended community results. The focus areas were designed to be specific areas the Department will work on, in addition to the day-to-day daily functions. The measurements of success are the specific benchmarks that will be tracked to show case the work being completed and trends. Many measures of success will be the results of various functions completed by the Department.

Economic Development is a team sport. The goals, functions and measures of success require the involvement of the entire City and outside entities. Particular collaboration is needed with Neighborhood Services, Reinvestment and Housing Opportunities, Community Development, Public Works, local school districts, post-secondary education institutions, the Rancho Cordova

Chamber, the Cordova Community Council, Parks and Recreation, Rancho Cordova Travel & Tourism and many others.

Data Gathering Time Line

Conduct business analysis
One-on-one Interviews with retail brokers
One-on-one interviews with businesses
2-18- 2015 – Retail broker meeting
2-19-2015 - Retail Broker Meeting
2-19-2015 – Retail business owner meeting
2-24-2015 – Retail business owner meeting
3-9-2015 –Focus group vehicles
3-9-2015 – Focus group construction
3-11-2015 – Focus group recreation
3-18-2015 – Focus group professional services
3-19-2015 – Focus group education
5-4-2015 – Work session Economic Development status update
6-16-2016 – Industrial broker focus group
6-16-2015 – Office broker focus group
6-17-2015 – Office focus group
6-17-2015 – Small manufacturing focus group
6-18-2015 – Office focus group – medical
6-23-2015 – Office focus group – technology
6-24-2015 – Large manufacturing focus group
6-25-2015 – Office focus group – insurance
One-on-one meetings with office brokers
One-on-one meetings with industrial brokers
7-16-2015 – Office broker meetings
7-20-2015 – Meeting with utility
9-8-2015 – Work session with Council
2-15-2016 - Office user working group
3-31-2016 – Broker networking event

FISCAL IMPACT

None at this time; future budget adjustments may be indicated for successful implementation.

ATTACHMENTS

1. Draft Economic Development Division 2016-2021 Strategy, including **(Appendix A)** Implementation Plan, **(Appendix B)** Business Retention Program Plan, and **(Appendix C)** Niche Analysis.
2. PowerPoint Presentation.

ECONOMIC DEVELOPMENT STRATEGY
2016 - 2021

City Council Meeting
October 17, 2016

ATTACHMENT 1**Table of Contents**

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ATTACHMENT 1

Introduction

Economic development is the enhancement of a community's productive capabilities by increasing economic activities. Concentrating efforts on economic development will provide more job opportunities for Rancho Cordova residents and will produce more revenue, allowing the City to provide higher levels of service. The process of economic development also increases economic opportunity for local businesses and property owners. Reinvestment and other tools will help form public-private partnerships to revive existing buildings, stimulate infill and catalyst projects, and upgrade and replace the City's infrastructure. Rancho Cordova will promote economic development as a way to improve the City's regional desirability, revitalize existing commercial areas, and improve the quality of life for all City residents.

The document is intended to provide a work program for the Department and for the City to guide its economic development activities. The direction presented in the Strategic Plan is derived from the policy goals adopted by the City through its visioning process and the General Plan.

This document consists of three sections. The first section provides the framework of the Strategy. The second section, Economic Conditions, outlines the City's competitive edge and areas of improvement, while providing highlights from an in-depth market analysis. The document concludes with the Primary Functions of Business Development and focus areas. This section presents how staff will target key focus areas, with measures of success and detail intended community results into the day-to-day work of the Department.

Economic Development Strategy Formation Process

The below Strategy was developed utilizing the General Plan Economic Development Element as the guiding principal coupled with input from the private sector and community partners. The Council's vision consists of eight goals, 27 policies, and 81 action items. The City Council's has been consistently dedicated to the General Plan's Economic Development Element goals established in 2006, which were again reaffirmed at its January 2016 retreat. They are:

1. Diversify Rancho Cordova's economy by facilitating and encouraging land uses that provide substantial and sustainable fiscal benefits to the City and residents.
2. Encourage expansion of retail and services to meet local and regional demands and generate tax revenues for the City.
3. Establish a vibrant "Downtown Rancho Cordova" with a mix of uses and central gathering places for daytime and nighttime activities.
4. Create a convention center in Rancho Cordova that attracts local, regional and statewide events to Rancho Cordova.
5. Establish a Redevelopment Strategy that encourages the revitalization of existing neighborhoods, and commercial and employment centers.
6. Revitalize existing businesses and strengthen the commercial viability of new business along Folsom Boulevard.
7. Promote infill development that will contribute to a wide variety of commercial services, new residential and employment opportunities, governmental services, restaurants, entertainment, and cultural/recreational opportunities.

8. Attract and retain a balance of businesses that provide a full range of quality career choices, serving entry-level as well as highly trained workers.

These Vision Goals are used as overarching principles to frame this economic development strategy. With these Vision Goals in mind, the strategy development process included analysis, stakeholder input, interdepartmental collaboration, and three workshops with the City Council. Following is the process for Strategy formation:

Step 1 Identify Economic Conditions

With the General Plan as a template, staff assessed current economic conditions to identify current market strengths and areas for improvement.

Step 2 - Identify Prevalent Industries

An analysis of the industries active in Rancho Cordova was conducted to look for concentrated areas of economic activities. Eight core industries were identified: Office users large and small, Retail, Contracting & Construction & Home Improvement, Vehicles & Vehicular Services, Technology, Industrial, Colleges & Trade Schools, and Entertainment Recreation & Lodging. A report was then created for each niche industry. The reports include business demographics, growth potential, results from interviews and focus groups, recommendations, and other pertinent data and observations.

Step 3 - Set strategic targets for business development based on market analysis

Using General Plan Vision Goals, market analysis and industry intelligence, staff developed targetable measures of success for incremental economic growth. In addition to daily functions, focus areas have been established to concentrate activity for high growth opportunities.

Step 4 – Consult with Other Development Services in the City on Areas of Collaboration

Several City departments were consulted for this strategy — Community Development (Planning, Housing and Building), Public Works, Reinvestment & Housing Opportunities, Neighborhood Services, Finance, and Information Technology. An interdepartmental strategy was developed to meet common goals.

Step 5 – Draft Economic Development Strategy and Implementation Plan

This Strategy addresses opportunities within the eight identified niches and in emerging markets, and remains consistent with the City's original economic development strategy (2006 General Plan).

Economic Conditions

As a young city, we can be nimble and model ourselves using best practices from around the world. In order to determine which ideas are ideal for implementation, it is imperative to complete a strengths (Competitive Edge) and weaknesses (Opportunities for Improvement) analysis for a full understanding of our positioning in the market.

Rancho Cordova's Competitive Edge

Rancho Cordova has many characteristics that make it a competitive business environment within the Sacramento region. The City has several significant benefits, including the following:

1. *Central location* - Rancho Cordova has a central location in the Sacramento region, and is only ten miles east of Downtown Sacramento. Rancho Cordova has the advantage of being located along the Highway 50 corridor, which provides access to the region and offers visibility, which is desirable to many businesses.
2. *Strong job market* - Rancho Cordova has a strong job market with large office and industrial employment centers. The City's jobs-to-housing ratio is two jobs to every one household (considered very healthy in economic standards), with a significant cluster of office and industrial employment centers in the Capital Center/Prospect Park, Trade Center, Gold Center, Mather Commerce Center, and Sunrise Boulevard areas.
3. *Airport, rail, and transit connections* - Mather Airport, Union Pacific, and Regional Transit provide excellent transportation/transit services and connections directly to/from Rancho Cordova.
4. *Safe and secure physical setting* - Rancho Cordova has become a highly desirable location for businesses and agencies seeking safe and secure sites because of the City's relative safety from natural hazards. Rancho Cordova is located in a seismically stable portion of the Sacramento Valley and outside of areas prone to flooding.
5. *Proper Infrastructure* - Most of the developed areas of the City have infrastructure in place to serve new development and many properties are development-ready.
6. *Comparatively affordable housing market* - Rancho Cordova's housing market is relatively affordable compared to other nearby employment communities within the region, and significantly more affordable than the San Francisco Bay Area. Rancho Cordova has also entitled many residential projects which are ready for future development.
7. *Affordable office space* - Rancho Cordova has some of the lowest rental rates for office space in the immediate area for Class A, Class B and Class C office space. Rancho Cordova also offers ample parking and lots of available large floorplate office buildings.
8. *Quality workforce* - Rancho Cordova has a quality, trained workforce that can support business and industry in the community.
9. *Synergy of industry clusters* - Rancho Cordova contains synergistic clusters of businesses industries such as home improvement centers, manufacturing, insurance, and finance, etc.

City Opportunities for Improvement

In the development of this Strategy, feedback from the business community and community partners was compiled into a common list of areas of improvement. The list of concerns was then compared against and found consistent with the City's Economic Development section of the General Plan. Following are areas of improvement:

1. While the City has a strong economic base, **Diversifying** the economy by growing under-represented economic activities can strengthen and stabilize the economy, while creating new opportunities for greater growth.
2. **Infrastructure** continually needs to be improved for a growing population and local economy. This includes water and wastewater capacity and supply, efficient transportation options, and the supply and delivery of other resources. Without a growing infrastructure, an economy can't grow.
3. The City needs to attract aggressive and **fast-growing companies**. Often these are companies that take risks, and are on the cutting edge of their industry. These are the companies that can generate substantial new wealth, great job opportunities, and revenue for the City. These companies also need a built environment which matches their business model.
4. There is a relative lack of **retail enterprises** in the City. These can help grow the desirability of the City and improve the quality of life for residents and workers, but also generate substantial income for the City.
5. The **commercial land supply** for new commercial activities needs to continue to be supported. Often companies and developers need "shovel-ready" sites for new development opportunities.
6. There is a need for **mixed-use developments**, as they create greater opportunities for residents to live, work and recreate in a nearby setting.
7. Vibrant cities also have lively public gathering areas. Rancho Cordova can design and build a **center with after work activities** that becomes a regional destination strengthening existing retailers and providing new opportunities for more diverse retailers.
8. Rancho Cordova's **assets** need to be continuously updated and increased for new economic growth. These include the City's commercial centers, shopping areas, green spaces and parks, bike paths, roadways, internet connectivity, and other physical structures and infrastructure.
9. To provide opportunities for success in a City, a broad spectrum of quality housing needs to be offered, from multifamily to executive **housing**.
10. Rancho Cordova's prominent position along the Highway 50 **Corridor** is a significant and unique advantage. The challenge is that it is still under-utilized and should be a focus of future development priorities.

Current Market Analysis

Staff conducted an in depth analysis of the City's key industries, the result is a narrower, deeper understanding of the City's economy. This process identified and characterized eight important existing niche industries, involved interviews with over 108 stakeholders, and solicited recommendations to help each niche thrive. The Economic Development Department can more effectively organize business climate development, business attraction, business retention, tourism development, and small business and technology assistance as a result of this detailed analysis.

Niche industries, are concentrations of industries related by knowledge, skills, inputs, demand, and/or other linkages. The process of identifying these niche industries involved a full analysis of business establishments in Rancho Cordova along with their business activities. One of the first results of the industry analysis revealed business concentrations or those larger industry types with over 20 establishments in the city. From these concentrations, an additional analysis aggregated industry types into like businesses, such as those with similar characteristics such as space, infrastructure, and business needs. Rancho Cordova has several unique concentrations of companies compared to other jurisdictions in the region. These business concentrations have important economic advantages for the City and its residents. The niche industry reports have identified the business climate factors that are most important to Rancho Cordova's local businesses, and include projected growth rates for local and regional industries.

The following aggregated groups thus appear to be the City's most prevalent industries:

- *Office users* - A one-mile square area is filled with 20,000 jobs, almost half the City's 50,000 employees. 8,300 of those jobs are in finance and insurance. This area also includes 10 stand-alone data processing centers and a number of other in-house customer service and processing centers. The City boasts 18% of all office square footage in the region, with only 8% of the total number of office buildings. This means we have large floor plate office buildings. With the largest number of Class A buildings in the region, we command 20% of all Class A office squarefootage with office lease rates that are highly competitive.
- *Retail* – While Rancho Cordova has the lowest per capita income in Sacramento County, we generate the second highest per capita sales tax in the county. This is attributed to the diversity of our sales tax generators ranging from transportation, food products and business-to business.
- *Contracting, Construction and home improvement* – the City has 11% of the region's contractors, more than Roseville, Folsom, or West Sacramento. Over 15% of all employment in the City of Rancho Cordova is in the home improvement industry.
- *Vehicles and vehicular services, including recyclers, parts and sales* – The transportation segment of the retail market brought in 15% of total sales tax revenue last year . This segment represents 25% of the regions total vehicular wholesale and manufacturing businesses all of which are located within a five mile radius in Rancho Cordova.
- *Technology* - There are 131 Technology firms as defined by the TechAmerica Foundation within the City, which includes aerospace, data processing, engineering, computer system design, telecommunications, and advanced manufacturing.

- *Manufacturing* - The City's industrial mix includes 158 machine shops, auto dismantlers, printers, construction recyclers, and a number of other manufacturers. Rancho Cordova is dominated by smaller niche manufacturers which are the fastest growing manufacturing segment. The average local manufacturer has 24 employees and occupies an average of 20,200 square feet.
- *Education and trade Schools* - Rancho Cordova boasts 21 postsecondary colleges, more than any other City with exception to Sacramento. These include several contracting license schools, National University, a campus of Folsom Lake College, and now Chamberlain College of Nursing.
- *Entertainment, recreation and lodging* – the City enjoys a unique concentration of specialty recreation and entertainment establishments including indoor bounce houses, rock climbing, parkour, and one of only fifty petanque centers in the United States.

The City's active engagement in these niches could be used to recruit new firms, and keep existing company owners and managers satisfied. The overall summary study and each of the eight industry niche studies are included in Appendix C.

Primary Functions for Economic Development

Based on all of industry the analysis and General Plan consistency, the City Council's Vision Goals can be achieved by strategically focusing the Economic Development Department activities into four broad categories: business attraction, business retention and expansion, network-building, marketing and visibility, and collaboration. We have detailed what these functions look like on the ground in Rancho Cordova. It also needs to be understood that these functions aren't performed in a vacuum. In many cases, one function supports another, for example creating visibility and marketing tools provide business attraction opportunities, and network-building could create opportunities to help companies stay and grow in Rancho Cordova.

Within each category, focus areas are defined where we see specific opportunities for growth. These focus areas will be measured by defined metrics as included below. It was important to staff that defined measurements of success be easily tracked and related to department outputs. Finally, while not easily measurable, community results are provided below to show the larger, eventual, contribution to the City.

Business Attraction

Rancho Cordova Economic Development will work with our active network of business attraction organizations, as well as, pursue interested office and industrial companies that could potentially bring jobs and investment to the City. Existing entities include the Greater Sacramento Area Economic Council, the Governor's Office of Business and Economic Development (GoBiz), TeamCalifornia, and several other industry organizations. In teaming with our supporting organizations, Economic Development will utilize business incentives available to companies wishing to grow and thrive in Rancho Cordova and California. These include the California Competes Tax Credit program, Manufacturing and Research Equipment Sales and Use Tax Credit, Employment and Training Panel (ETP), New Employment Credit, and city funded incentive programs. City Programs include:

Business Fee Assistance

The City will consider, in its discretion, the provision of business fee assistance for certain building and/or development fees for industrial and commercial projects.

Economic Development Grants

The City will consider, in its discretion, a monetary grant based on the number of new jobs created, new revenue generated within the City, or other factors as determined by the City. Grants may fund things such as rental assistance, equipment and furnishings, marketing, promotion or grand opening activities, or other items related to the opening or location of the business in the City.

Revolving Loan Fund

Made possible by the Community Enhancement Fund, the Revolving Loan Fund offers Rancho Cordova businesses access to potential capital needed for a variety of business-related expenses.

Economic Development will also perform ongoing retail recruitment to capture interest and attract new brands, amenities, and potential developers. Staff will work with existing shopping center owners and brokers to help position their center for modern retailers. Continuous outreach and marketing will be performed remotely and at trade shows held by the International Council of Shopping Centers (ICSC), as well as, with the retail brokerage community.

FOCUS AREA — Encourage Private Business Investment

Continued involvement in projects with the private sector will increase the pace of desired development and reinvestment.

- Economic Development will encourage private investment in existing commercial buildings and sites.
- Staff will identify and promote opportunity sites, both infill and greenfield, to help maximize value and spur development in desired locations.
- Recruit balanced retail opportunities based on findings from a leakage analysis. Recruit new services and amenities for employees during the day, and after work hours, which create vibrant employment centers. Including capitalizing on the “foodie” trend and attracting micro-breweries, fine restaurants, and developers who excel at specialized retail projects.
- Research emerging industries not currently represented in Rancho Cordova via trend analysis, that when recruited, can strengthen and further stabilize the local economic ecosystem.

Measurements of Success

- Number of new businesses created
- An up-to-date database of information about opportunity sites for new and renovation developments
- Amount of new capital investment based on project valuation data
- List of target emerging industries for ongoing outreach and recruitment

Community Results

- Growth in opportunities for increased quality of life for residents, workers and visitors
- New employment and investment that will create positive momentum of new jobs and investment throughout the City and region
- Increased diversity of the economy
- Effective and successful economic development activities based on local and regional needs
- Increased revenues to provide needed services to the City

Business Retention/Expansion

Economic Development will implement and execute a Business Retention Program to conduct regular outreach to existing employers and businesses and ensure businesses stay here. A comprehensive business survey will be given to collect data needed to assess the current lifecycle stage of the company, community impact, future projections, and other important criteria. Target markets for visits are below. An annual list will be created for execution based on the latest data available.

Top Employers: These companies should be reassured that they are desired. Staff and Council should interact regularly with top executives, property managers, Human Resource (HR) Directors, and ride-share staff. These companies periodically expand or relocate selected business units, and have new information technology (IT) needs, and need assistance with facility upgrades and parking, access to transit, and electricity and roadway improvements. Knowing about a problem in advance helps solve it more satisfactorily and may retain employees and tax revenue. The City should be involved in joint project planning whenever possible, and be able to expedite and problem-solve.

Largest Sales Tax Generators: These companies help support the continued growth and prosperity of our City. As such, it is empirical to have a finger on the pulse of their business needs and understand their visions for the future so we can best support their efforts.

Companies in industries at risk of decline: Transition is natural in every industry. At the local level, facilities could be affected by consolidation activities, slowing sales, increasing costs, competition, and outside recruitment by other jurisdictions, states, even countries.

Specific industry niches: The eight niches studied for this Strategy include large employers and small employers described in the Current Market Analysis section.

As part of our Business Retention Program, we need to ensure we recognize the businesses that contribute and strengthen our community. Our recognition program will identify the businesses in our community making local, regional or national impact and share their work. We will identify at least one company per quarter to honor with a Council Resolution as a Business of Distinction. In addition, we will incorporate honors like appreciation events, social media mentions, mayor visits, tours, etc. on a case by case basis.

As a planning document, the Economic Development Department has created a Retention Program (Appendix B).

FOCUS AREA — Provide Small Business Retention/Expansion Services

In addition to the work being done above, the Department will focus on small businesses. The City's 3,300 businesses are almost all small, average 14.1 employees per firm, and only ten businesses employ 500 people or more. Most future new jobs in Rancho Cordova will be created by small businesses.

- Assist small businesses locate potential funding options for a variety of business needs, including facility upgrades, new equipment, and working capital.
- Create and maintain a referral network for small business assistance, such as the Small Business Development Center (SBDC), Service Core of Retired Executives (SCORE), career pathways, etc.
- Partner to develop a business innovation center.
- Develop and implement strategies from business retention visits to maintain and enhance the competitiveness and stability of small, existing businesses.

Measurements of Success

- Number of new jobs created
- Number of business retention visits completed
- Number of business expansions assisted
- Number of small business referrals given
- As least one Businesses of Distinction honored per quarter
- Number of educational small business seminar/events held or sponsored
- Creation of business innovation center

Community Results

- Helps entrepreneurs grow and succeed within the City
- Increases opportunities for wealth creation and spin-off activity
- Opportunities for cutting-edge technology development
- Community support for small business owners

Network-Building, Marketing and Visibility

Brokers have the unique position of marketing properties and sites, as well as assisting businesses to find a location. Key promotion for brokers will include what makes Rancho Cordova competitive in the region – competitive fees; permit fast tracking, fee deferrals, and a great business climate. Brokers like to “sell” limited congestion, low crime, amenities for employees and residents, well-maintained infrastructure, convenient transit, good schools and

housing, adequate recreation, and quick staff responses to information requests. The Economic Development Department will schedule periodic visits, events, and outreach to ensure the broker community has knowledge of new development, and up-to-date demographic statistics and housing counts.

One of the most powerful ways the City of Rancho Cordova can help support growth for our local businesses is to ensure a full inventory of local and regional business resource materials. Sources of these include, but are not limited to, the Community Development Department, the Rancho Cordova Chamber of Commerce, Rancho Cordova Travel & Tourism (RCTT), Cordova Community Council, Sacramento Municipal Utility District (SMUD), Pacific Gas & Electric (PG&E), brokers, Greater Sacramento Area Economic Council, Small Business Development Center (SBDC), Small Business Administration (SBA), Sacramento Employment and Training Agency (SETA), and other partners. We can readily connect our businesses to what they need by maintaining relationships with these organizations and staying abreast of their offerings and resources.

A variety of communication channels will be utilized to reach both prospective and current companies to inform and promote the City of Rancho Cordova, alert businesses of available resources, and foster relationships. We have completed renovation and will consistently maintain our new Economic Development website www.selectranchocordova.org. Our goal will be once per week news updates on our website and continued curation of extensive business information and resources. We will also send a quarterly newsletter with a variety of features of interest to our business community such as news, business profiles, calendar of events, business resources, and upcoming projects. The newsletter will also include varied calls to action so that our businesses will reach back out to us with needs and opportunities. Another added layer of communication will be an active Economic Development presence on our social media feeds. Updates could include exciting new projects, business profiles, and inform our community at large what exciting things are happening in our business community.

FOCUS AREA — Generate Pride, Promotion and Fun

Rancho Cordova desires to be a well-run, fun place, to live, work and play. Our City is more than ever committed to making our strengths, and of the opportunity for a high quality of life more well known.

- Promote Rancho Cordova as a dynamic, balanced employment center through storytelling content on social media channels and email newsletter.
- Create and promote marketing campaigns to support key segments of our industries that are important to our workforce.
- Maintain a current Economic Development website with information relevant to businesses and business prospects.
- Maintain an active network with all relevant business groups, collaborators, and stakeholders. Collaborate with the Chamber, Community Council, Rancho Cordova Travel & Tourism, and others also dedicated to a strong local business climate.

Measurements of Success

- Number of social media posts created
- Number of quarterly newsletters disseminated
- Increased collaboration with partner and stakeholder organizations
- Ensure a full inventory of local and regional business resource materials
- Number of news updates on our website

Community Results

- Attracts new residents, businesses and investment to the City
- Creates opportunities to grow the reputation of Rancho Cordova as a thriving, innovative location
- Grows opportunities for unique entertainment and recreational offerings within the City
- Makes the City a regional and state destination

Areas of Collaboration

Creating solutions will be a truly collaborative effort, and Economic Development will actively participate in teams from different City departments to improve our economic climate conditions. This approach is needed in areas of streamlining City development processes, establishment of priority locations for employment, transportation, residential strategies, IT infrastructure, and workforce development.

A community's perceived receptivity to business is dictated by its business climate. Whether local businesses thrive depends to a large extent on the business climate related items such as: availability and quality of land and buildings, the entitlement and permit processes, quality and availability of workforce, transportation, infrastructure, costs of doing business, small business assistance, housing for workers and executives, and other factors.

The City's Economic Development Department is responsible for influencing many business climate factors. However, other City Departments have the lead on several key issues, including planning a continued supply of available land, ensuring an adequate supply of housing, making it easy to get entitlements and permits, providing adequate public infrastructure, ensuring public safety, and consistent code enforcement. The Economic Development Department must engage in these related issues, partner with the responsible departments, and must continually advocate for an improved business climate.

FOCUS AREA — Address Key Business Climate Issues

With Community Development (Planning, Housing, & Building) Information Technology and Public Works

- Work to streamline the City's approval and permit processes, especially for the small and medium owner-operator business segments.
- Encourage property and business owners to consolidate and concentrate development in the City's employment areas, especially in the office core area.
- Provide information and assistance to define and implement a clearly articulated walkable Center with associated gathering places and other place-making features.

- Support infrastructure where needed for commercial and industrial development projects, parks and centers. Work with fiber providers to expand capacity to underserved areas.
- Advocate for the development of new industrial land in designated areas.
- Support improved transit & shuttle service within all employment areas, and between light rail and employment areas.
- Encourage new single-family and multi-family housing close to employment areas to ensure walkable and bikeable commutes.
- Encourage the development of high quality market rate and affordable rental residential opportunities.

With Reinvestment & Housing Opportunities and Finance

- Support existing efforts to revitalize sites along Folsom Boulevard, focusing commercial and business investment around transit nodes.
- Research a Community Development Corporation as a tool to support investment in community revitalization.

With Neighborhood Services and Building

- Support continued compliance with all health and safety requirements to maintain quality neighborhoods and attractive commercial centers.

With Outside Entities

- Support alignment of local school curricula with the career education needs of local businesses.
- Encourage attraction and expansion of vocational and college education to promote a skilled workforce for employers large and small.

Measurements of Success

Measurements of Success are different in this area as Economic Development Staff play a roll, but are not the project lead. Most of the success will occur with being an active member in the discussions and assisting in the implementation process as relevant.

- Decrease length of time of permit approval process
- Participate in City's Downtown area planning process to ensure consistency of message, emphasis on place-making, and that workforce and community needs are being met
- Engage with FOZ business owners and other commercial/industrial areas to ensure clear and consistent messaging and enforcement of City's health, safety and building requirements

Community Results

- Creates infrastructure where businesses can thrive and grow
- Promotes a positive business climate
- Promotes growth in a healthy and sustainable fashion
- Improves the overall business climate
- Focuses energy on "catalyst" opportunities for business climate success

As a tracking document, the Economic Development Department has created an Implementation Plan (Appendix A).

ATTACHMENT 1

Appendix A - Action Plan Worksheet

Appendix B - Economic Development Retention Plan

Appendix C - Industry Niche Analyses

APPENDIX A

Goal	Action	Priority	Team	Champion	Metrics	Status	Estimated Completion	2016	2017	2018	2019	2020	2021
Goal 1	Business Attraction												
	Pursue interested office and industrial companies that could potentially bring jobs and investment to the City												
	Engage all new business opportunities as early as possible and qualify fully to determine viability												
	Provide business support throughout the selection process including site search and selection, demographic and market analysis and liaison through entitlement process												
	Track all projects to record successes, losses and ongoing projects												
	Maintain active network of business attraction partner organizations												
	Greater Sacramento Area Economic Council												
	Governors Office of Business and Economic Development												
	Team California												
	Attend industry trade shows like SOIR, IAMC, BIO, IEDC, CoreNet market and recruit												
	Maintain inventory and refer businesses to available incentive programs												
	Create and continually update inventory of available business incentives offered by local, regional and state entities												
	Market and administer the City of Rancho Cordova's Business Incentive Program												
	Market and administer City of Rancho Cordova Revolving Loan Fund												
	Develop and market Sign & Façade Program												
	Perform ongoing retail recruitment												
	Utilize market analysis tool to determine viable brands and aggregate attraction data												
	Maintain relationships with retail brokers to recruit and effectively pull through retail opportunities												
	Attend industry trade shows like ICSC to promote Rancho Cordova as a retail market and support our active brokers												
	Encourage Private Business Investment												
	Economic Development will encourage private investment in existing commercial buildings and sites												
	Work with business and property owners to elevate their projects to Class A												
	Staff will identify and promote opportunity sites, both infill and greenfield, to help maximize value and spur development in desired locations												
	Identify all vacant developable commercial sites in town. Collect initial information about each, including infrastructure status, building improvements needed prior to occupancy, underutilized sites, sites with developer interest, etc.												
	Convene a series of interdepartmental meetings to prioritize the sites for development and identify additional information needed to move forward. Sites with existing infrastructure are candidates for immediate targeted recruitment												
	Complete Opportunity Site Evaluation and prioritization with information suitable for recruitment and for site development investment												
	Plan any needed development and recruitment efforts for highest priority sites												
	Recruit balanced retail opportunities based on findings from a leakage analysis												
	Recruit to fill Retail Vacancies concentrating on existing shopping cores along Sunrise Blvd (including future Rio del Oro), Folsom Blvd, and in the Zinfandel Downtown Planning Area												
	Conduct survey to identify sites and buildings in need of modernization and renovation												
	Work with property owners to invest in modernization and upgrades												
	Offer existing financial incentives to property owners and tenants												
	Recruit new services and amenities for employees during the day, and after work hours												
	Identify available and desired sites for small retail and service businesses conveniently spaced throughout the Office Core and other employment areas												
	Capitalize on the "foodie" trend. Attract micro-breweries, fine restaurants, and developers who excel at specialized retail projects												
	Work with Community Development to identify commercial sites where a mixed use such as a microbrewery or winery would be allowed by right												
	Recruit "foodie" businesses and other service establishments												
	Research emerging industries not currently represented in Rancho Cordova via trend analysis, that when recruited, can strengthen and further stabilize the local economic ecosystem												
	Identify target firms. Recruit to fill office vacancies												
	Identify target firms. Recruit to fill industrial and flex vacancies												

Goal	Action	Priority	Team	Champion	Metrics	Status	Estimated Completion	2016	2017	2018	2019	2020	2021
Goal 2	Business Retention and Expansion												
	Execute Business Retention Program												
	Conduct ongoing regular outreach to existing employers and businesses												
	Administer comprehensive business survey to collect data and assess currently lifecycle stage, community impact, future projections, etc. of each company												
	Administer Quarterly Business of Distinction Program to honor businesses in our community making local, regional, or national impact												
	Provide small business services												
	Assist small businesses locate potential funding options for a variety of business needs, including facility upgrades, new equipment, and working capital												
	Hold periodic alternative lender forums												
	Create and maintain a referral network of funding options												
	Create and maintain a referral network for small business assistance, such as the Small Business Development Center (SBDC), Service Core of Retired Executives (SCORE), career pathways, etc.												
	Partner to develop a business innovation center												
	Continue to explore small business incubator, maker space, etc.												
	Look for partners and encourage educational, private &/or nonprofit investment in one or more incubator type space												
	Develop and implement strategies from business retention visits to maintain and enhance the competitiveness and stability of small, existing businesses												
Goal 3	Network Building, Marketing & Visibility												
	Maintain active broker network												
	Schedule quarterly check-ins with active Rancho Cordova brokers for market updates and to discuss collaboration opportunities												
	Maintain full inventory of local and regional business resource materials												
	Create a collateral piece with comprehensive listings to distribute to businesses												
	Maintain Economic Development website with known resources												
	Utilize variety of communication channels for business outreach												
	Curate and send our quarterly email newsletter "Fresh Biz" to inform businesses of resources, events, news, etc.												
	Post business related social media content on the City of Rancho Cordova webpage at least once per week highlighting our local businesses, events, news, and developments												
	Generate pride, promotion and fun												
	Actively participate in Cordova Community Council, Chambers, and other events as city representatives												
	Work with "Visit Rancho Cordova" to enhance tourism events and visitation												

APPENDIX A

Goal	Action	Priority	Team	Champion	Metrics	Status	Estimated Completion	2016	2017	2018	2019	2020	2021
Goal 4	Areas of Collaboration												
	Address Key Business Issues												
	WITH COMMUNITY DEVELOPMENT, INFORMATION TECHNOLOGY, PUBLIC WORKS												
	Work to streamline the City's approval and permit processes, especially for the small and medium owner-operator business segments.												
	Encourage property and business owners to consolidate and concentrate development in the City's employment areas, especially in the office core area.												
	Provide information and assistance to define and implement a clearly articulated walkable Downtown with associated gathering places and other place-making features.												
	Support infrastructure where needed for commercial and industrial development projects, parks and centers. Work with fiber providers to expand capacity to underserved areas.												
	Advocate for the development of new industrial land in designated areas.												
	Support improved transit & shuttle service within all employment areas, and between light rail and employment areas.												
	Encourage new single-family and multi-family housing close to employment areas to ensure walkable and bikeable commutes.												
	Encourage the development of high quality market rate and affordable rental residential opportunities.												
	WITH REINVESTMENT & HOUSING OPPORTUNITIES AND FINANCE												
	Support existing efforts to revitalize sites along Folsom Boulevard, focusing commercial and business investment around transit nodes.												
	Research a Community Development Corporation as a tool to support investment in community revitalization.												
	WITH NEIGHBORHOOD SERVICES AND BUILDING												
	Support continued compliance with all health and safety requirements to maintain quality neighborhoods and attractive commercial centers.												
	WITH OUTSIDE ENTITIES												
	Support alignment of local school curricula with the career education needs of local businesses.												
	Encourage attraction and expansion of vocational and college education to promote a skilled workforce for employers large and small.												

BUSINESS RETENTION PROGRAM PLAN



CITY OF RANCHO CORDOVA BUSINESS RETENTION PROGRAM

The purpose of a Business retention program is to maintain relationships and support existing businesses within the City of Rancho Cordova.

BUSINESS RETENTION PROGRAM OBJECTIVES

Short Term:

- Link targeted companies to Economic Development Staff member providing point of contact with City of Rancho Cordova
- Assist local businesses in gaining awareness of available resources
- Solve immediate individual business concerns and challenges
- Update an inventory of existing businesses and contacts

Long Term:

- Gain working knowledge of business climate and needs
- Improve communication and cooperation between City and Companies
- Identify opportunities to help companies expand in the community
- Improve business retention rate and encourage expansion in Rancho Cordova
- Understand and support the supply chain for existing businesses
- Collect business intelligence for regional and site selector marketing

PROGRAM STRUCTURE

1. Identify and create collateral to inform businesses of available resources and other tools that will aid visits
2. Create business priority list using employment, sales tax and industry risk data
3. Create and implement tracking system
4. Business Visits
 - a. Intro Visit
 - b. Determine Visit Schedule
 - c. Survey Form
5. Follow Up
 - a. Record and Track Information
 - b. Send thank you and execute any follow up
 - c. Schedule follow up

APPENDIX B**PARTNERS**

- Greater Sacramento Area Economic Council
 - Market Intelligence Committee
 - City, Council and Board multipronged Company Outreach
- Chambers of Commerce
 - Referrals and intelligence sharing

BUSINESS SURVEY DATA

Markets & Products

- Major products and services
- Vendors: locations, needs, possible connections
- Key competitors
- Export and import activity and needs
- Employment & Labor
 - Data: number of employees, divisions, locations, unskilled vs. skilled labor
 - Recruiting: needs, successes, difficulties, projections
 - Training
- Location
 - Building: size, needs, growth plans and projections, projects, permitting, zoning, possible moves, lease v. own, etc
- Needs and Services
 - Internet, fiber, phone, transportation, marketing, financing, credit, childcare, safety, etc.
- Most importantly, how can we help?

RECOGNITION

Includes but not limited to:

- Resolution
- Appreciation Event
- Product Exhibit in City Hall lobby
- Plant/Business Tour with prominent community members and officials
- Business of the Month
- Social Media Shout Out
- Mayor Visit

APPENDIX B**GOAL MEASUREMENTS**

- **Visits**
 - Visit 4 existing Rancho Cordova businesses per week, 208 existing businesses per year
- **Outreach**
 - 12 monthly newsletters per year (3206 current subscribers)
 - Increase subscriptions by 20% annually
 - One business highlight Facebook post per week

UNIQUE LOCAL INDUSTRIES

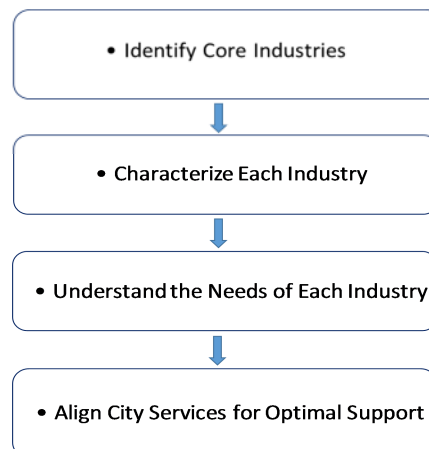
Introduction

Rancho Cordova Industry Overview, Niche Identification, Business Interviews and City Actions

Introduction

This series of Niche reports accomplishes the first two of six important economic development initiatives as directed by the City Council. It also advances the City's Fresh Take program.

The Economic Development Department has, as part of its overall strategy, created six initiatives that have been prioritized by the City Council. They include 1) encouraging retail growth, 2) Identifying and supporting the City's industry niches, 3) Office Market and Building revitalization, 4) manufacturing industry revitalization, 5) improving citizen healthcare access, and 6) continued Folsom Boulevard Revitalization. Staff is following the process in the chart below to first understand and then support key industries:



Industry Overview

Industry Overview

Rancho Cordova's Overall Industry Mix

The City has a balanced mix of industries that are competitive in the region. The ReferenceUSA® database counts the City's businesses by Standard Industrial Classification (SIC)ⁱ as shown in Table 1. Table 2 lists the number of businesses by city, and shows that Rancho Cordova has a similar resident-to-business ratio as other cities, except Elk Grove which is known to be a bedroom community. Rancho Cordova's business mix is further analyzed in this set of reports.

UNIQUE LOCAL INDUSTRIES

Table 1 – Rancho Cordova Business Count by 2-Digit SIC in 2014ⁱⁱ

SIC	Industry Title	Estab. Count	Percentage
01-09	Agriculture, forestry and fishing	71	2%
10-14	Mining	1	0%
15-17	Construction	360	11%
20-39	Manufacturing	158	5%
40-49	Transportation, Communications, Utilities	104	3%
50-51	Wholesale Trade	286	9%
52-59	Retail Trade	618	18%
60-67	Finance, Insurance and Real Estate	349	10%
70-89	Services	1,292	38%
91-98	Public Administration	66	2%
99	Unclassified	55	2%
	TOTAL	3,360	100%

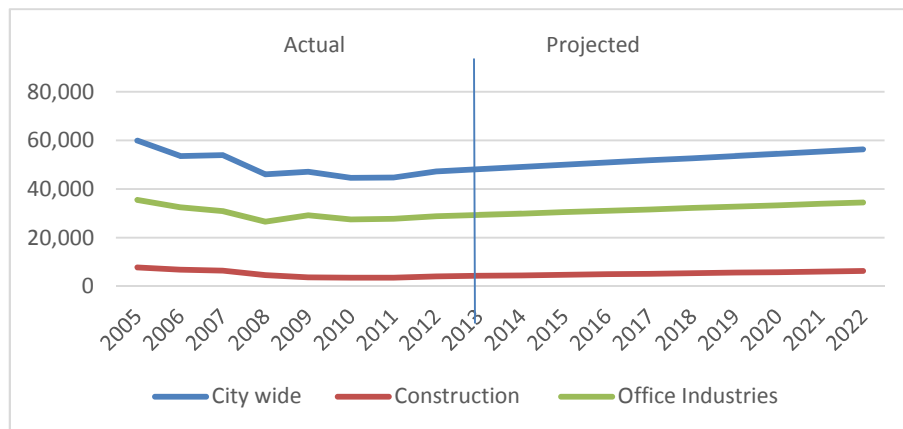
Table 2 – Business Counts in Nearby Citiesⁱⁱⁱ

City	Businesses	Residents per Business
Sacramento	38,180	12.4
Roseville	7,420	17.0
Elk Grove	4,220	38.1
Folsom	3,850	19.0
Rancho Cordova	3,360	19.6
West Sacramento	1,930	17.1

Employment

Employment since 2005 has been the roller coaster everyone believes it to have been. Between 2005 and 2011 the City lost just over 15,000 jobs, mostly in Construction and in industries that occupy office space. The California Employment Development Department – Labor Market Information Division (EDD-LMID) conservatively estimates future growth to average about 1.9% per year. At that rate, by 2022 most of the region's lost jobs will be recaptured.

Figure 1 – Past and Future Employment in Rancho Cordova^{iv}



UNIQUE LOCAL INDUSTRIES

Table 3 – Industries with the Greatest Job Losses in Rancho Cordova^v

Industry	2005-2012 (7 yrs)		Expected Gain 2012-2022 (10 yrs)
All Industries	-12,525		+8,967
Construction Industries	-3,725		+2,224
Office Based Industries	-6,715		+5,707
Health Care & Social Services (Pvt.)		-4,005	
Information, incl. publishing & Data processing		-1,780	
Finance & Insurance		-1,646	
Professional, Technical, Scientific		-1,461	
Government, Education, Real Estate		-363	
Company Management, Administration & Support		+2,540	

The region's fastest growing industries (Table 4) include those with strong representation in Rancho Cordova. The City's strong showing in these industries presages higher-than-average employment growth over the next decade.

**Table 4--
Five Fastest Growing Industries in the Sacramento Region 2012-2022^{vi}**

Industry	Expected Percent Growth 2012-2022
Construction	54.2%
Education	31.0%
Health Care and Social Services	30.3%
Administrative Support	28.5%
Professional, Technical, Scientific	27.4%

Business Counts Depend on the Database

Depending on the data source, Rancho Cordova has anywhere from 1,244^{vii} to 3,364 unique businesses,^{viii} and between 43,450 and 53,055 employees. No data source is perfect, and variations in the number of businesses occur depending on the geography selected, zip code boundaries, how companies report (businesses self-select their own SIC), whether multiple firms at the same address are counted, whether home businesses are included, whether duplicates have been eliminated, how often the data is updated, how many are unclassified, and other factors. For current business demographics, this series of papers primarily uses detailed business lists and employee counts from ReferenceUSA® as of December 2014. For historic information, a number of data sources are utilized. Staff has spent many hours adjusting the December 2014 ReferenceUSA® business data to ensure it conforms to current City limits, to eliminate known duplicates, and to improve accuracy.

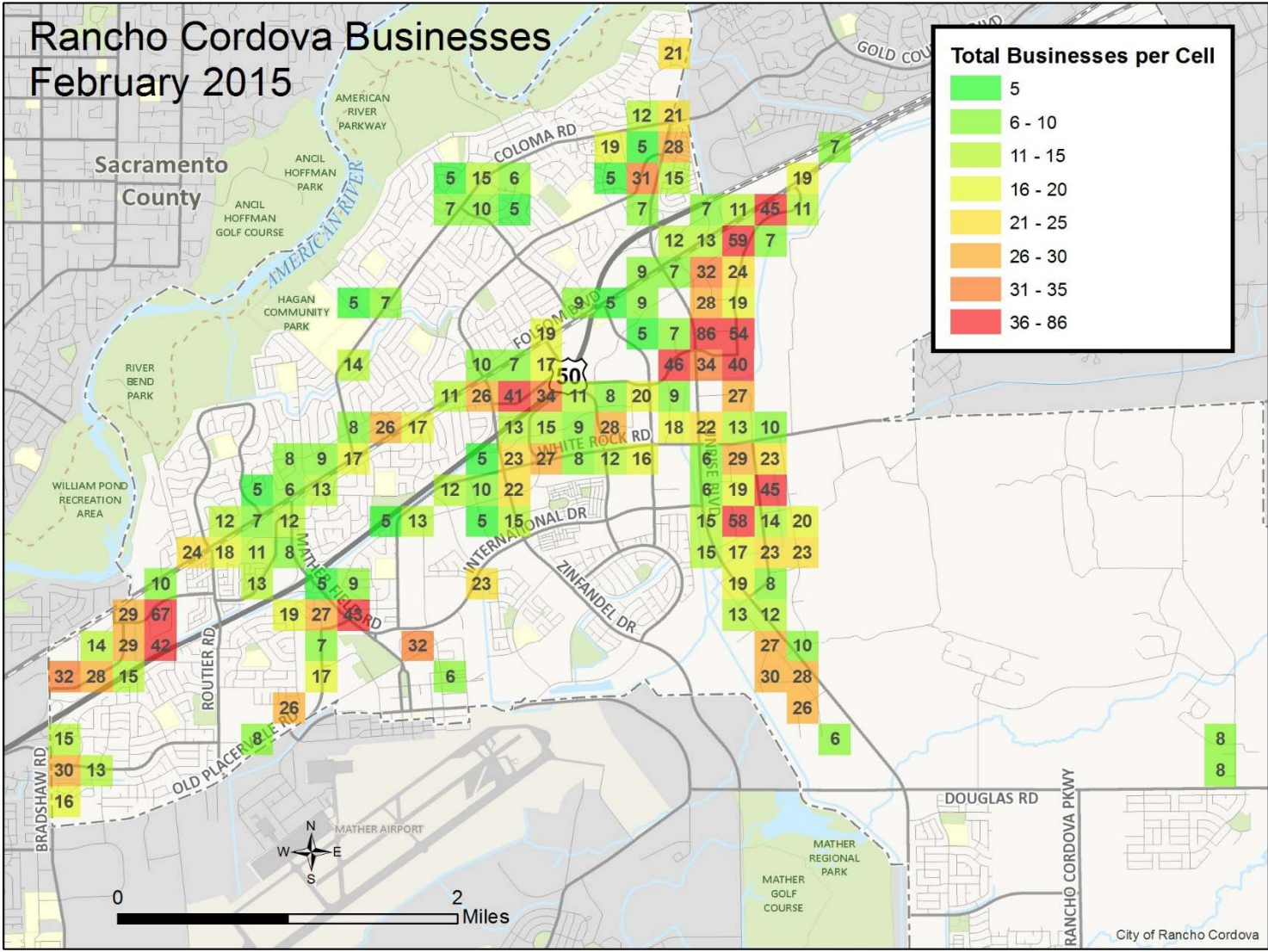


Figure 2 – Rancho Cordova Business Location Grid

Niche Overview Report

UNIQUE LOCAL INDUSTRIES

Clusters/Niche Identification

Identifying Clusters/Niches

Clusters, which we are also calling niche industries, are “geographic concentrations of industries related by knowledge, skills, inputs, demand, and/or other linkages.”^{ix}

Co-locating typically offers advantages such as transportation savings, easier inter-company interaction, larger employee pools, and access to a customer base. Of the 3,363 companies in the ReferenceUSA® database, Rancho Cordova has several unique concentrations of companies compared to other jurisdictions in the region. These business concentrations have important economic advantages for the City and its residents. These niches are identified via the following analysis of Concentration and Aggregation.

Concentration: Table 5 identifies the most concentrated 6-digit Standard Industrial Classifications (SIC) in Rancho Cordova -- those with 20 or more companies in the SIC. This list includes 871 firms, or 26% of the City's 3,360 firms. The remaining 2,489 firms have fewer than 20 businesses in the same SIC, and are thus less concentrated. However, many of them will be included in their niches as we define them below.

Table 5– SIC concentrations of 20 or more firms

SIC	Primary SIC Description	Count
641112	Insurance	93
581208	Restaurants	82
801101	Physicians & Surgeons	78
651303	Apartments	52
753801	Automobile Repairing & Service	51
501508	Automobile Dismantling/Recycling (Whls)	40
811103	Attorneys	40
653118	Real Estate	37
723106	Beauty Salons	37
866107	Churches	36
078204	Landscape Contractors	28
802101	Dentists	27
521101	Doors to Garage	26
821103	Schools -- Public	25
152103	General Contractors	24
154213	Building Contractors	24
152144	Construction Companies	22
172101	Painters	22
173101	Electric Contractors	22
553111	Automobile Parts & Supplies to Retail-New	22
753201	Automobile Body to Repairing & Painting	22
653108	Real Estate Management	21
171117	Air Conditioning Contractors & Systems	20
616201	Real Estate Loans	20
	Sub-total of SIC's with 20 or more firms	871

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Aggregating: The SIC's in Table 5 can be grouped into industries with similar characteristics such as similar space, infrastructure and business needs:

- 341 are office space users, including insurance, physicians and surgeons, attorneys, real estate, dentists, and schools. Their space requirements differ depending on size. Larger employers in these categories are among the City's largest companies and largest office tenants. The smaller employers primarily locate in smaller office parks and/or retail centers;
- 188 are Contractors, almost all in the home construction and home improvement industry. These companies tend to locate in industrial and commercial areas. As presented in Table 6 below, there are many more companies in the home improvement category than contractors;
- 135 are in vehicles, repair, recycling, parts and supplies. Most businesses in this industry locate in retail and industrial space, depending on their level of retail customer contact. The vehicle recycle cluster on south Sunrise Blvd. is unique in the region;
- 119 are Retailers and personal services firms, including restaurants and beauty salons. Except for the stand-alone big box retailers, these establishments tend to locate in retail shopping centers. There are many more businesses that are classified as retailers for the niche report, as shown in Table 6 below;
- 82 are restaurants, or 2% of all firms. Restaurants tend to spread out to be close to their customer base. The number does not by itself constitute a niche, for this is about average for a community. Roseville, which is a regional restaurant destination, has 408 restaurants, or 4% of its total establishments. The retail niche report notes that there is not leakage in Rancho Cordova's restaurant sales;
- Lastly, the City has 52 apartment complexes, suggesting a significant concentration of young, single, and/or lower income residents. The City already has a proactive rental housing program, and regularly works with the owners of these complexes.

City Niches

When we logically merge the above aggregations with all City businesses -- based on similar customer bases, space and other needs, the niches listed in Table 6 emerge. Each niche includes a number of different SIC's, which will be described in separate niche reports.

Table 6 – Concentrations of Similar Types of Firms

Likely Niches	Number of Firms*	Percent of City firms
Contracting, construction, home improvement	731	22%
Office users, large and small (including insurance, medical equip & services, engineering, real estate)	641	19%
Retail	628	19%
Vehicles and automotive sales, services, repair	383	11%
Manufacturing	158	5%
Technology	145	4%
Recreation and Entertainment	71	2%
Education and Trade Schools (postsecondary)	23	1%

*Note -- many firms fit into more than one category, so totals will not add.

City Niches Identified



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Note that in Table 6 a company can reasonably fit into more than one category. For instance, Home Depot is both a retailer and home improvement, and the City's auto parts stores are both retailers and part of the vehicle niche. Large office space users have similar needs, whether they are in the insurance, medical or legal industry. Proximity to other similar firms is an advantage for sales and for employee recruiting.

The following groups thus appear to be the City's local strengths, or niches. The City should understand these niches, actively recruit new firms, and keep existing company owners and managers satisfied:

- Large Office users - the City has a large office park with large plate buildings. The office niche analysis will include details about the insurance, medical and technology sectors;
- Retail - this industry needs attention by the City as its vacancies and older existing space need revitalization;
- Contracting, construction and Home Improvement – the City has a unique concentration and large number of firms in this grouping;
- Vehicles and vehicular services, including recyclers, parts and sales – the City has a large unique concentration of these businesses;
- Technology - there are 145 technology firms and the strength of this cluster warrants investigation;
- Manufacturing - there is a significant historic presence in several locations, which should be retained and perhaps expanded;
- Education and Trade Schools - the number of trade schools co-located with the contracting, construction and trades should be explored;
- Entertainment, Recreation and Lodging – the City enjoys a unique concentration of specialty recreation and entertainment establishments along with the more traditional types. We have included lodging in this niche.

Niche Employment

Employment Concentration Confirms These Niches

Table 7 shows that 78% of Rancho Cordova's employment is concentrated in eight industries. These industries are not as concentrated in neighboring communities - constituting only about half of total employment in Sacramento County and California. The Top 8 list also confirms that office users, manufacturing, construction and retail are appropriate City niches.

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Table 7 – Top 8 City Industries by Employment, 2012^{xi}

Industry Sector (NAICS Classifications)	Rancho Cordova Top 8		Sacramento County	Californ ia
	# of Employees	% of Total	% of Total	% of Total
Finance & Insurance	9,011	19.0%	4.0%	3.5%
Admin & Support, Waste Mgt, Remediation	6,641	14.0%	6.9%	6.3%
Manufacturing	5,452	11.5%	3.6%	8.4%
Construction	4,104	8.7%	4.3%	4.1%
Professional, Scientific, Technical Services	3,972	8.4%	6.6%	7.4%
Retail Trade	3,425	7.2%	9.9%	10.4%
Health Care & Social Assistance	2,450	5.2%	1.4%	1.4%
Accommodation & Food Services	2,012	4.3%	7.5%	9.2%
Subtotal	37,067	78%	44%	51%
All Others, incl. Govt.	10,257	22%	56%	49%

Niche Report Contents

Niche Reports include as applicable:

- An industry overview/background
- A snapshot of the niche's demographics, including number of firms, geographic location and employment numbers, and wage data when available
- Sales tax contribution to the City, if applicable
- Unique details about the niche that are important to understand
- Growth potential and barriers
- Space and infrastructure needs
- Notes from interviews with industry representatives
- Ideas for ways the City can help the niche thrive
- A list of businesses in the niche
- Partners helping achieve a thriving niche
- References, in the form of endnotes

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Business Interviews

Consolidated Comments

Business Focus Groups and Interviews

In February and March this year, Economic Development staff conducted ten business focus groups and ten individual interviews for those who could not attend a focus group. Representatives from different niches were invited to different groups, including retail, vehicle, contracting and home improvement, education, recreation, and personal services. More than 44 individuals provided their input.

Though many industries were separately consulted, many comments were similar, and therefore are summarized and consolidated here.

Consolidated Comments about the Business Climate

1. Rancho Cordova is first and foremost a very cost-effective and centralized location to do business. The City is centrally located for transportation and distribution to local clients. Well maintained, well managed commercial space is inexpensive;
2. The concentrations of employment, contracting, automotive and data processing are unique assets that are good for all businesses. Clientele come from all over. For instance, you can get any vehicle part you want or find any contractor you need;
3. Many businesses locate in Rancho Cordova because they found the facility they are looking for, rather than choosing the City specifically. Many business owners live in El Dorado Hills, Gold River, Elk Grove, and other communities;
4. The City's is a good place to do business. Commenters generally applaud the attitude of City employees, the City Council, and the business climate;
5. Opinions about the City's permit processes are mixed. Bad permitting and other poor customer service experiences have occurred, but are not consistent in any single area. Depending on the project, some have had great difficulty, others an easy time. In general, more problem solving by staff in getting to "yes" is important. Regulations, mostly driven by the State, are always getting worse and it's getting more expensive to comply;
6. Metro Fire has a poor reputation as a regulator and for its customer service;
7. The City's past poor reputation as a place to live must continue to be counteracted, because the reality is much better. Efforts by the Chamber, the City, the Community Council, the Convention and Visitors Bureau and many others are bearing fruit.
8. Congestion is a real issue for some, but only a nuisance for most. Traffic is not yet bad enough to drive business away. The worst spots for congestion are on Sunrise Boulevard and at the Folsom-Olson-Zinfandel triangle. Unless congestion on Sunrise Blvd. and Highway 50 are relieved, businesses will start to be impacted. The new interchange and parkway are important for the future;
9. Crime is more of an image than actual problem, not worse or better than other places. However, there are locations where crime is worse. A few businesses have chronic crime issues, and many have had occasional issues with theft. Improved patrols, neighborhood watch programs, etc. will help;

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10. Bus service, including Regional Transit and the Rancho Cordova Van have routes through employment centers, others through residential areas, but residential areas and employment areas are not adequately connected to each other. Regional Transit is focused on transportation between cities or to and from light rail, with stops at civic, shopping and medical facilities. They do not connect the residential areas north of 50 to the employment areas south of 50. Only one Van route (176) goes between Anatolia and the city's employment concentrations. More local loop shuttle routes should be created to better transfer people from their jobs to their homes, and from their jobs to lunchtime amenities.

11. Several commented that the sign ordinance is a problem, and that if they had more visibility they could get more customers;

12. Retail vacancy is not as high as 15%, because if you eliminate the square footage of Sam's and the old Office Depot, vacancy is actually about 8-10%;

13. The City's overall image needs improvement. The reality of doing business is just fine. Suggested improvements include:

a. The City is highly bifurcated by the Freeway and light rail. More linkages between the two halves are needed;

b. The City is missing destination entertainment. Create a city center for culture and an entertainment center. Capital Village is a good example of livable, walkable central activities. Densification is the future of development;

c. Create more outdoor seating and restaurant clusters throughout the City;

d. Continue cleaning up main thoroughfares with landscaping, gathering places and other amenities;

e. Kids leave after finishing school and congregate in Mid-Town or other areas with more entertainment and restaurants;

f. Add more gateways so you know when you are entering the City;

g. Schools are an impediment to business recruitment;

14. More entry level jobs are needed.

15. People from the neighborhoods need more opportunity for education and jobs.

16. Hard to start a new business because of limited capital and opportunity, and because many credit ratings have suffered over the recession. This is true all over;

17. There are a limited number of 5,000 square-foot spaces with a yard for growing contracting and construction businesses. 1,000 – 2,000 square foot spaces are the easiest to fill;

18. Most restaurants have plenty of lunch business but very limited dinner trade. More residents will help;

19. The city has no 'buy local' program to give local suppliers and contractors an edge;

20. The new entertainment center is greatly needed.

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Recommendations

Recommendations

1. Keep up the City's existing momentum and maintain the current good balance of economic, civic, recreation and maintenance services;
2. Continue to strengthen neighborhood services and policing and increase the frequency of patrols. Focus in neighborhoods, at light rail stops, along Folsom Boulevard, and in the office and commercial complexes;
3. Form a joint marketing cooperative or provide marketing funding to help groups of companies promote their locations, products and services;
 - a. Build a City-powered web site with featured Rancho Cordova Businesses – a "Power Mall";
 - b. Consider co-hosting a community-wide home show;
 - c. Start a buy local program with credits, rebates or other incentives for local purchases;
4. Create nodes in neighborhoods throughout the City as gathering places. Can be at shopping centers, city centers, parks. Create more walkability between jobs, stores, restaurants, homes in a safe environment, especially north of 50;
5. Make it easier to start a business in Rancho Cordova, and to expand a small business by:
 - a. Creating a small business revolving loan fund for owners and tenants so they may help finance facades, inventory, and other startup costs;
 - b. Limiting the creation of new regulations, design requirements or other roadblocks to small businesses;
 - c. Lobby against new regulations at the state level that are not business friendly;
 - d. Provide free customer research data, and information about available commercial kitchens, meeting space, and other useful information;
 - e. Work with owners of shopping centers get their space rented. Encourage a good mix of chains and mom-and-pops;
6. Recruit more business and jobs. As vacant properties fill up, business will again thrive. Put some focus on the old Office Depot and Sam's Club buildings;
7. Take over maintenance and security at light rail stations, including a stronger police and volunteer monitoring presence. Respond to issues quickly;
8. Provide assistance to homeowners in older parts of town for "pride of ownership" improvements;

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9. Have official business issue roundtable forums and listening sessions. Work with the Chamber, but be more inclusive than just Chamber membership;
 - a. Establish a business permitting working group to promote streamlining at Planning, Building, and Code Compliance desks;
 - b. Include Metro Fire and Environmental Health. Start by meeting with contractors and construction companies;
 - c. Review zoning ordinances to make mixed uses easier. More breweries and other retailers are going into industrial space;
 - d. Establish or strengthen programs for deferred fees;
 - e. Consider the Permit Simplicity ideas proposed by Region Builders;
 - f. Look for ways to standardize permit pricing for similar projects;
 - g. Review and potentially revise sign regulations to make them more liberal;
10. Recommended economic development funding priorities:
 - a. Community policing and neighborhood services;
 - b. Promoting Fresh Take;
 - c. Permit streamlining;
 - d. Small business loans and assistance;
 - e. Enhancing parks, schools, greenbelts;
 - f. Folsom Boulevard and development around Light Rail;
 - g. Eliminating congestion on Sunrise Blvd.;
 - h. Continue City beautification, including razing eyesores.



Endnotes

- ⁱ The Standard Industrial Classification System, which classifies different industry types, was replaced by the North American Industrial Classification System (NAICS) several years ago, but is still useful today. Many data sources, including ReferenceUSA® still include the SIC system. Like the Dewey Decimal system, adding more digits to the SIC classification adds more detail. For the purposes of these reports, there is very little difference between the two classification systems.
- ⁱⁱ ReferenceUSA, December 2014
- ⁱⁱⁱ ReferenceUSA as of March 2015, rounded. Business counts are quite dynamic, and vary by month and data source.
- ^{iv} California Employment Development Department, Labor Market Information Division, Historical Employment Data for Rancho Cordova
- ^v California Employment Development Department, Labor Market Information Division, Historical Employment Data for Rancho Cordova and 2012-2022 Industry Employment Projections, issued December 2014
- ^{vi} California Employment Development Department, Labor Market Information Division, 2012-2022 Industry Employment Projections, issued December 2014 for the Sacramento-Roseville-Arden-Arcade SMA
- ^{vii} from the 2011 Census of Business Patterns
- ^{viii} The Rancho Cordova Business License database includes 2,302 unique businesses.
- ^{ix} "Defining Clusters of Related Industries, NBER Working Paper No. 20375, August 2014, <http://www.nber.org/papers/w20375>
- ^x ReferenceUSA, December 2014
- ^{xi} Rancho Cordova Economic and Demographic Profile, Figure 5, by the Center for Strategic Economic Research, May 2014

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Overview

OFFICE INDUSTRIES IN RANCHO CORDOVA

Office Industry overview

Businesses based in offices are responsible for a major share of Rancho Cordova's economic activity as measured by employment and occupied square footage. As noted in the city-wide Industry Overview reportⁱ, almost half of the City's 3,360 businesses are located within office buildings, typical businesses include insurance, customer service centers, physicians and surgeons, attorneys, engineering, real estate, dentists, and schools. Their space requirements differ, primarily depending on employment size. Larger employers dominate the large office park area (generally bordered by Sunrise Boulevard, International Drive, Capital Center Drive and Highway 50). Smaller office users in the above mentioned industries are spread throughout the City.

Table 1
Rancho Cordova Industry Office Classifications --2014ⁱⁱ

Industry Sector (NAICS ⁱⁱⁱ Classification)	# of Employees	% of Total Employment
Finance and Insurance	8,342	17.4%
Administration and Support, Waste Mgt, Remed.	4,309	9.0%
Health Care and Social Assistance	4,295	9.0%
Professional, Scientific, Technical Services	4,053	8.4%
Management of Companies & Enterprises	3,552	7.4%
Educational Services	1,453	3.0%
Real Estate Rental & Leasing	470	1.0%
Information	430	0.9%
Subtotal Office employment	26,904	56.1%
All non-office City industry classifications	21,075	43.9%
TOTAL EMPLOYMENT	47,979	100%

Rancho Cordova has a higher concentration of office users, and particularly larger office users, than any area in the region except Downtown Sacramento. Most other cities have their office buildings spread throughout the city, while Rancho Cordova's office product is focused. This means it also has a higher office employment contingent in one area.

Table 2 – Office Business Counts in Nearby Cities^{iv}

City	Businesses in Office Industries ^v
Sacramento	21,822
Roseville/Rocklin	4,720
Elk Grove	1,611
Folsom	1,694
Rancho Cordova	1,067
West Sacramento	526

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Employment

Office employment

Between 2005 and 2011 the City lost just over 15,000 jobs, mostly in Construction and in industries that occupy office space. The California Employment Development Department – Labor Market Information Division (EDD-LMID) conservatively estimates future employment growth at about 1.9% per year to 56,300 total jobs and 34,500 office jobs. This growth projection should be easily accomplished if the economy keeps improving.

Figure 1 – Past and Future Employment in Rancho Cordova^{vi}

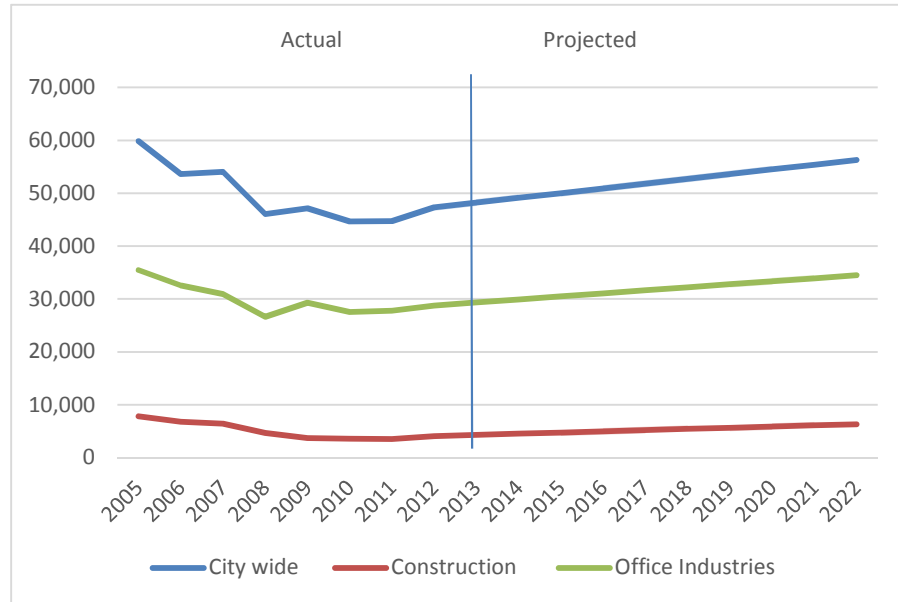


Table 3 classifies employment by office category. General Office includes insurance, real estate, legal, administrative, and some data processing. Data processing can be in the form of either a stand-alone data center or incorporated within the firm. Technology also includes some data processing, engineering, and telecommunications.

Table 3 Types of Office Users in Rancho Cordova 2014^{vii}

Category	Firm Totals*	Employment Totals	Average employees per firm	Percent of all firms	Percent of all emps
General Office	641	14,449	22.5	19.1%	30.5%
Medical	257	3,125	12.2	7.6%	6.6%
Technology	145	4,398	30.3	4.3%	9.3%
Education	24	370	15.4	0.7%	0.8%
TOTAL	1,067	22,342	20.9	31.8%	47.2%

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Office
Segments

Insurance

Office Industry Segments

Table 4 shows the number of firms in the City's most prominent SIC^{viii} codes, which represent 30% of all firms. The prominent insurance and medical categories are discussed in this report. Though there are 73 Engineering firms, these are spread among several classifications. Engineering is discussed in the Technology Niche Report^{ix}.

Table 4 – Office SIC's with 20 or more firms^x

SIC	Primary SIC Description	Business Count	Percent of All Office Firms
641112	Insurance	93	15%
801101	Physicians & Surgeons	78	13%
811103	Attorneys	40	7%
653118	Real Estate	37	6%
802101	Dentists	27	4%
653108	Real Estate Management	21	3%
616201	Real Estate Loans	20	3%
	Sub-total of Office SIC's with 20 or more firms	316	30%
Misc.	Other Office Industries	751	70%
	TOTAL OFFICE	1,067	100%

Insurance

As Table 4 indicated, 15% of all office firms are insurers, including several large health insurance companies like VSP Global, Fireman's Fund Insurance, and Delta Dental Plan of Missouri.

Table 5 illustrates that employment is dominated by a dozen large firms. Two large insurers, Catholic Healthcare West and Health Net classify themselves in healthcare, but are included here as insurers. Large insurers also tend to have data centers on or near their campuses as part of their insurance services.

Figures 4 & 5 show the locations of the City's insurers.

**Table 5
Insurance Industry Employment (SIC 632101 – 64112)^{xi}**

Number of Firms	Employment	Average Emps Per Firm	Percent of Insurance Firms	Percent of Empl.
12 With 50+ Employees	4,585	382	13%	91%
83 With <50 Employees	444	5.3	87%	9%
95 Total Firms	5,029	52.9	100%	100%

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Medical

Fastest Growing

Medical Services Other Than Insurance

Rancho Cordova does have a hospital that serves veterans and their families, and which appears to have 74 physicians' offices and 30 other professional medical staff. Administrative employment is not listed^{xii}:

"The Sacramento VA Medical Center is a 60-bed, state-of-the-art, inpatient facility offering a full range of comprehensive health care services including medical, surgical, primary and mental health care. The medical center, which is comprised of 24 medical-surgical beds, 16 TCU beds, 10 ICU beds, 16 BHICU, and a four room operating suite, also houses a cardiac catheterization lab, a gastrointestinal & endoscopy suite, angiography capability and 16,000 square-feet of research laboratory. The medical center offers a wide range of outpatient and diagnostic services, including mammography, MRI, CT, and PET scanning."^{xiii}

Rancho Cordova has no other hospital because there are 17 hospitals in Sacramento County that serve Rancho Cordova citizens^{xiv}. The remainder of the City's medical services industry is populated by clinics and individual medical offices. Medical services tend to cluster in medical office complexes around town. Table 6 lists the largest clinics in town.

Table 6 Health Care Clinic Employment^{xv}

Clinic	Estimated Number of Physicians, Dentists, etc.	Empl.
VA Hospital	74	108++
Kaiser	36	255
Mercy Home Health Care & Hospice	NA	200
Casa Coloma Healthcare	NA	138
Coloma Road across from Mills Middle School	15	104
Zinfandel Dr. near California Family Fitness	22	121
Sutter, several clinics same location	NA	28
All other clinics and individual practices	65	571
Total	At least 212*	1,525

Fastest growing Industries

Office demand should be strong during the recovery. The region's fastest growing industries (Table 7) include key Rancho Cordova industries. All but construction are office users. The City's strong showing in Construction, Education, Health Care and Social Services, Administrative Support, and Professional, Technical, Scientific industries leads to the expectation of higher-than-average employment growth for the City over the next decade.

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Wages

Locations

**Table 7--
Fastest Growing Industries -- Sacramento Region 2012-2022^{xvi}**

Industry	Expected Percent Growth 2012-2022
Construction	54.2%
Education	31.0%
Health Care and Social Services	30.3%
Administrative Support	28.5%
Professional, Technical, Scientific	27.4%

Employees and Wages

According to several interviewees, the workforce in and around the City is a good fit for insurance companies and customer service centers, both of which abound.^{xvii} The City's population is also loaded with young working age residents. In Zip Code 95670 for instance, over 20% of all homeowners are aged 18 to 34, a good employment pool for call centers and other back office services. This Zip Code includes the south Zinfandel Drive and Anatolia areas, residential developments that are closest to the core office and industrial employment areas.^{xviii}

In the two years between 2012 and 2014 – the start of the recovery -- total employment increased 4% and wages increased 11% in Rancho Cordova. At the same time, employment in office industries declined 15% and wages declined 7%, indicating a slower recovery in that sector. This is supported by the continued high office vacancy rates described later in this report.

Table 8 -- Employment and Wage Change from 2Q2012 - 2Q2014^{xix}

	2Q2012	2Q2014	Change
City Wide (All NAICS)			
Employment	46,337	47,979	4%
Quarterly Wages	\$640,137,257	\$708,416,011	11%
Office Users (NAICS 51-62)			
Employment	26,560	22,609	-15%
Quarterly Wages	\$ 388,728,013	\$363,002,159	-7%

Office Locations

Figures 2 through 7 identify office business locations and employment in Rancho Cordova. Tables 2 & 3 show that the large firms are almost exclusively located in a small area (generally bordered by Sunrise Boulevard, International Drive, Capital Center Drive, and Highway 50). Tables 6 & 7 show that small office employers also tend to concentrate within the Rancho Cordova Office Core.

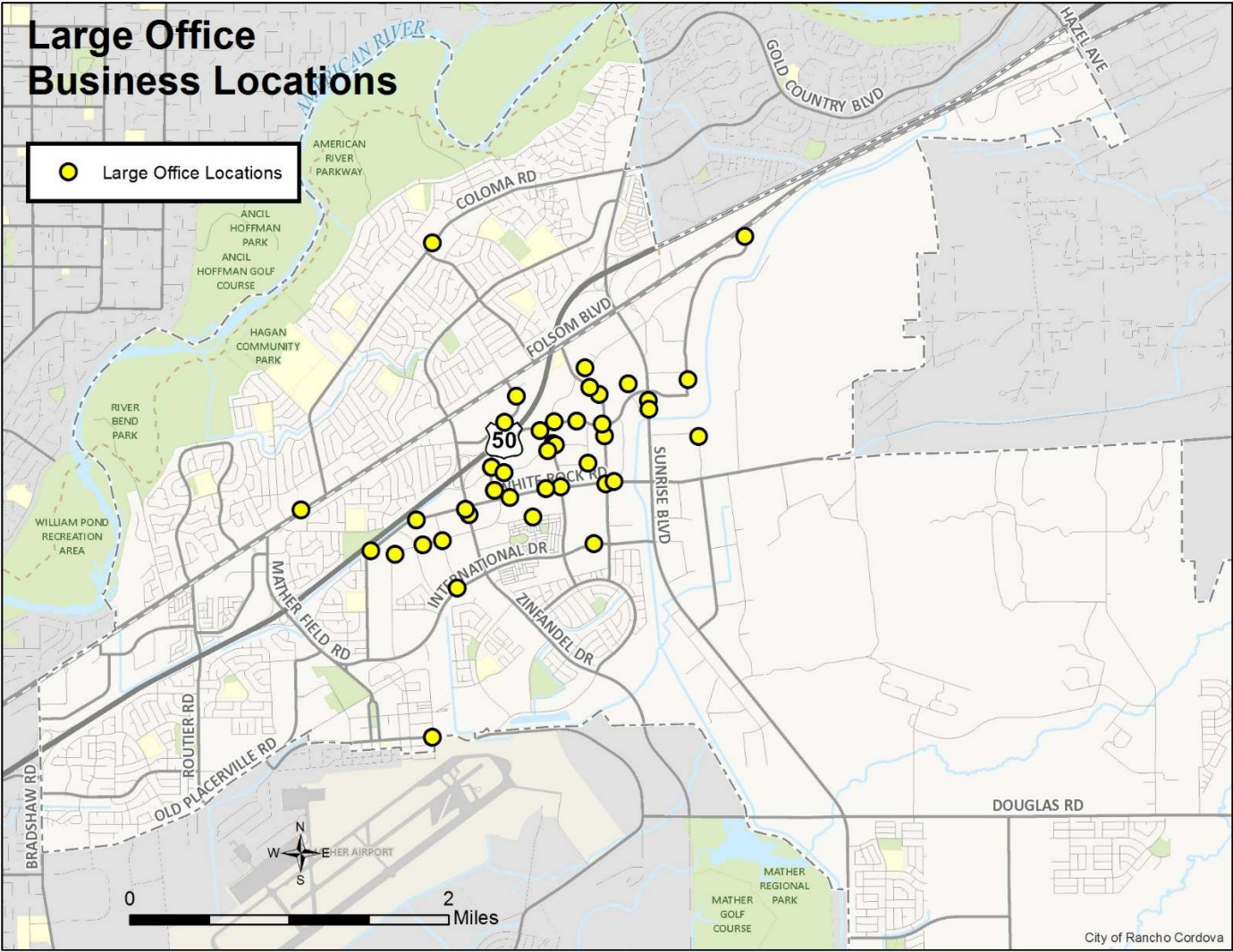


Figure 2

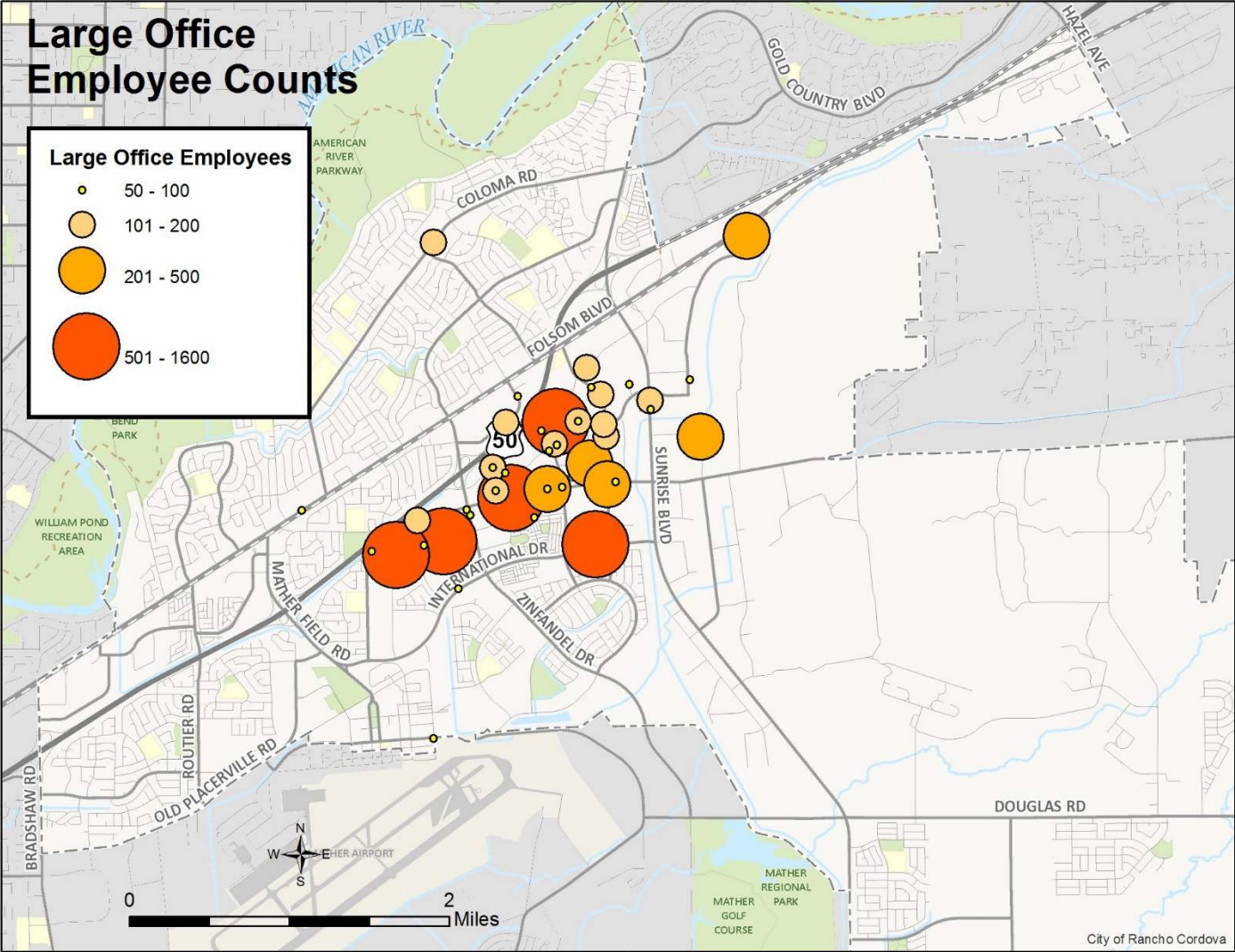


Figure 3

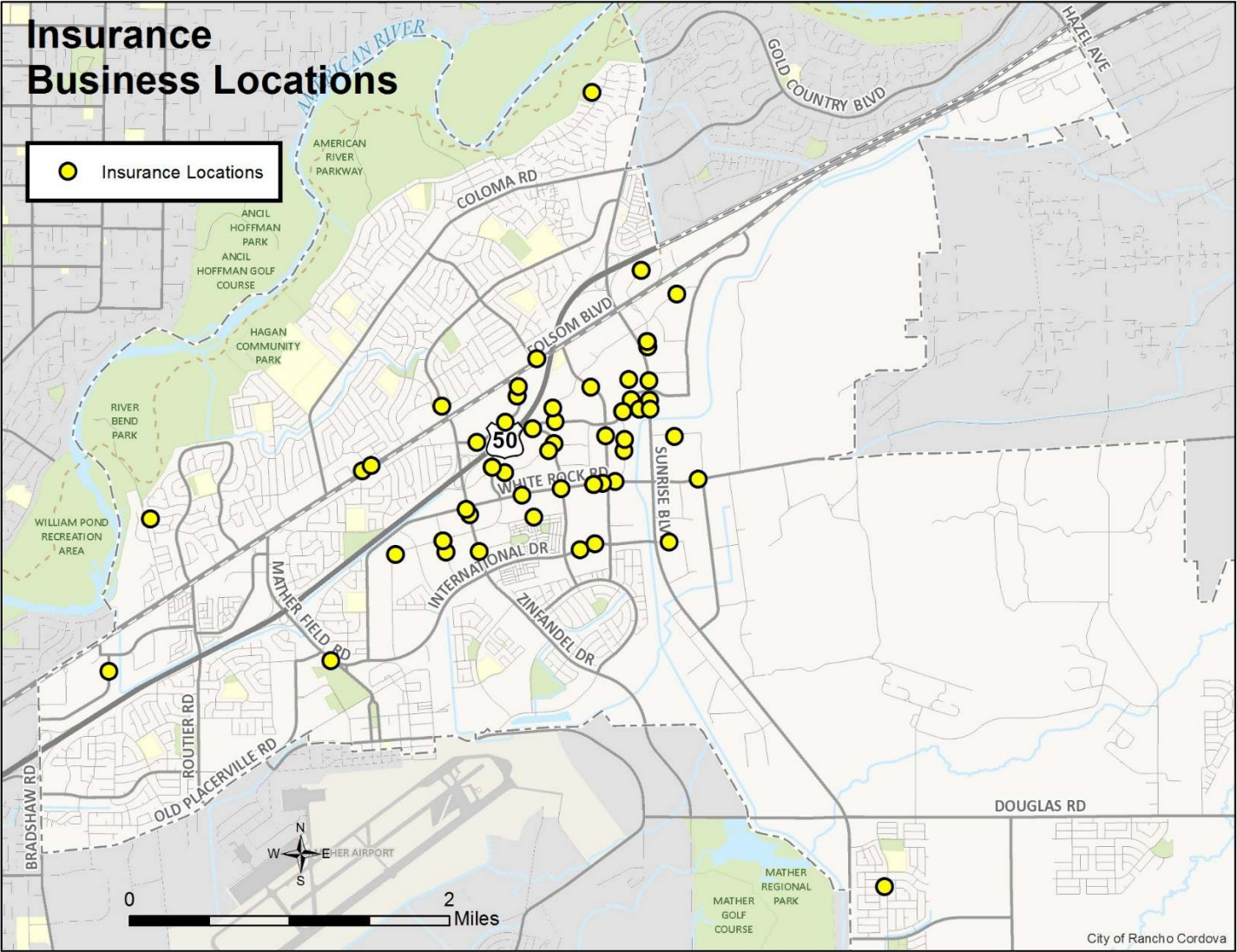


Figure 4

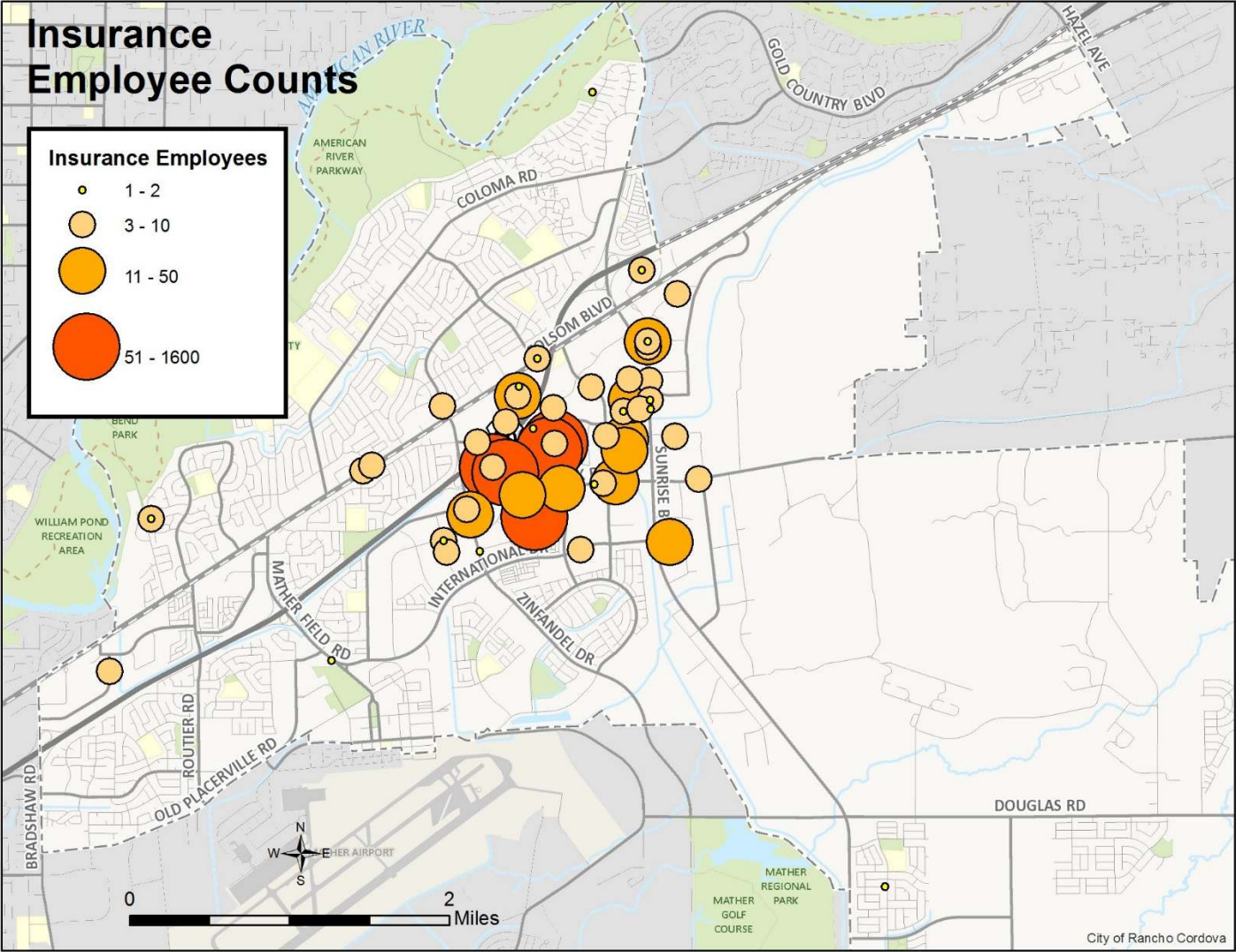


Figure 5

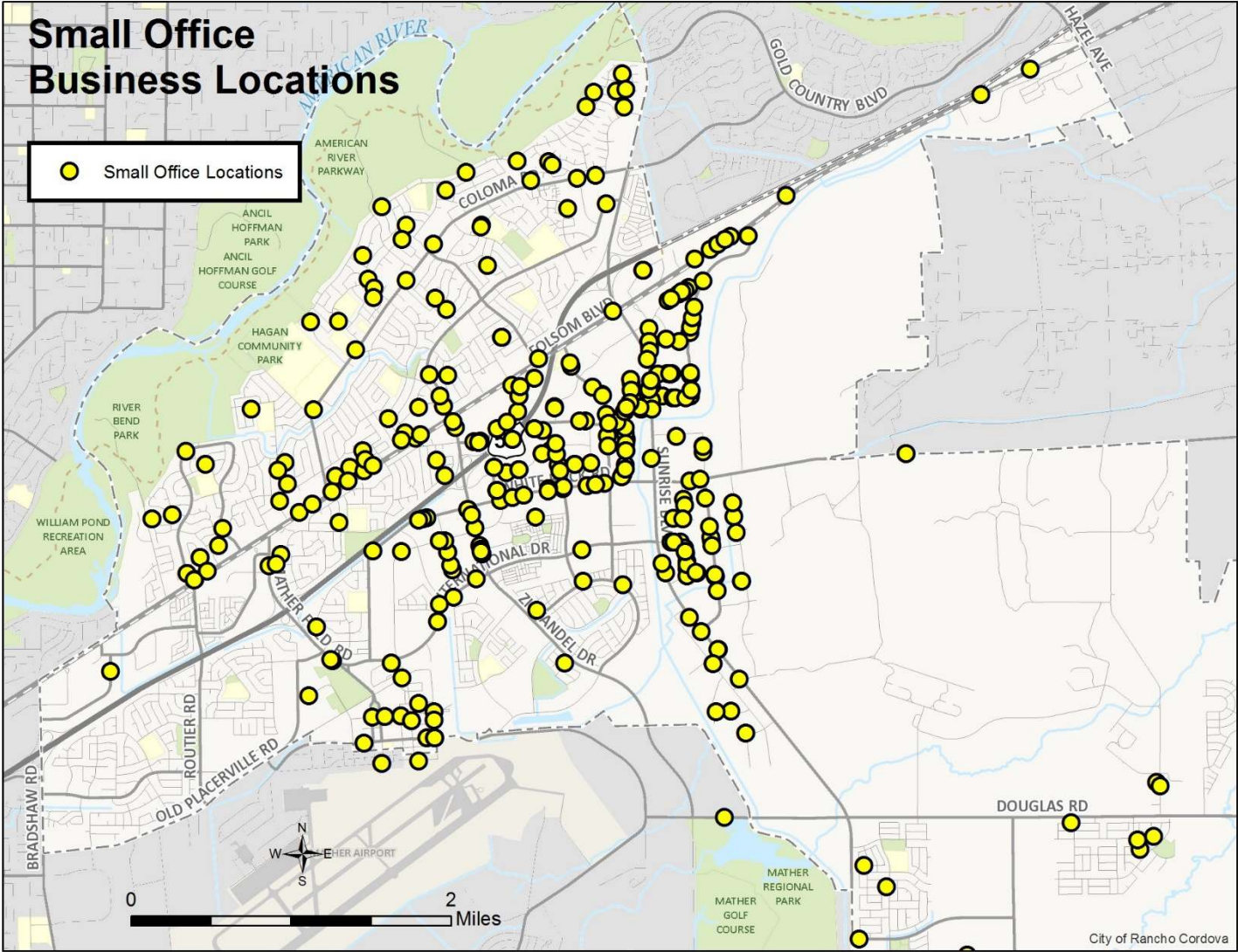


Figure 6

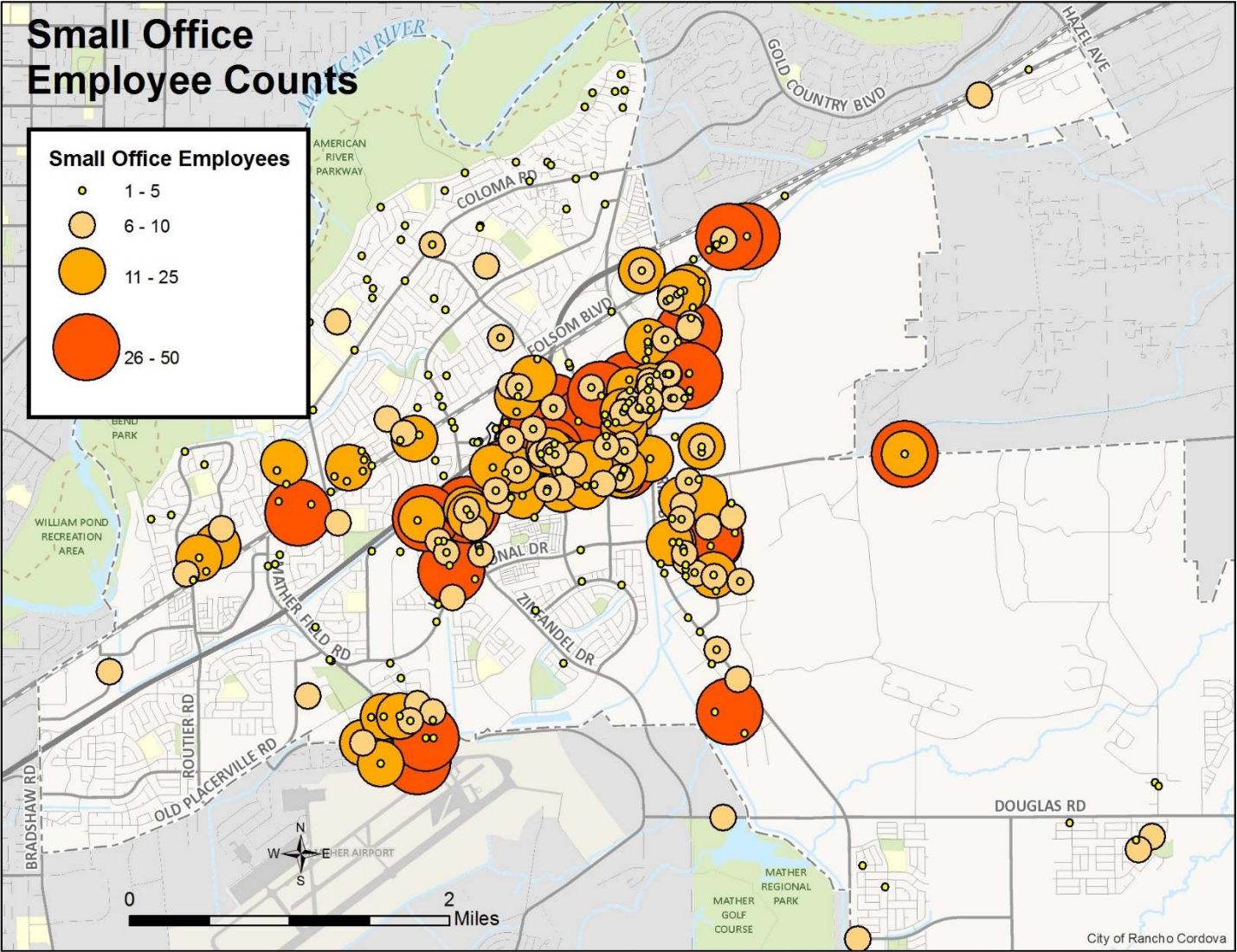


Figure 7

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Real Estate

Office Real Estate

One out of every 5 office buildings in the region (Counties of El Dorado, Placer, Sacramento and Yolo) is on the Highway 50 corridor, including 18% of the total office product in the region, 20% of Class A buildings, 22% of Class B space, and 10% of Class C space^{xx}. The 50 Corridor includes the Power Inn and Mather areas. No breakdown specifically for the City exists, but several brokers have estimated that Rancho Cordova comprises at least half the inventory in the Corridor. The average size of Class B and C buildings along the Corridor are larger than the regional average.

Table 9 -- Average Office Building Size per Building Class^{xxi}

Office Class	No. of Buildings	Average Building Size	Size Difference
Region Wide			
A	192	137,716	
B	1,657	26,805	
C	2,911	10,028	
ALL	4,760	21,019	
Highway 50 Corridor			
A	44	117,204	(20,513)
B	185	51,728	24,923
C	162	18,892	8,864
ALL	391	45,491	24,473

The 50 Corridor ranks second in the region overall, second for Class A office space, behind Downtown Sacramento's 9.2 million square feet. It leads the region with Class B space, and is second behind Downtown's 4.6 million square feet of Class C space. The 50 Corridor has more space than Roseville, Rocklin, Natomas, Folsom and Midtown.

Table 10 – Office Space Rankings in Sacramento Region^{xxii}

Submarket	Buildings	SF	Overall Rank (by sf)	Class A Rank	Class B Rank	Class C Rank
Downtown Sacramento	349	19,448,092	1	1	3	1
Highway 50 Corridor	391	17,787,039	2	2	1	2
Roseville/Rocklin	701	12,469,556	3	4	2	3
Natomas/Northgate	174	6,847,198	4	3	5	16
Folsom	237	5,441,610	5	5	4	15
Midtown	448	5,036,613	6	8	6	4
All	4,760	100,048,599				

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Office Building Class Definitions

Class A: Most prestigious buildings competing for premier office users with rents above average for the area. Buildings have high quality standard finishes, state of the art systems, exceptional accessibility and a definite market presence.

Class B: Buildings competing for a wide range of users with rents in the average range for the area. Building finishes are fair to good for the area and systems are adequate, but the building does not compete with Class A at the same price.

Class C: Buildings competing for tenants requiring functional space at rents below the average for the area.^{xxiii}

Table 11 -- Office Product in Highway 50 Corridor and the Region^{xxiv}

Class	Buildings	Total Rentable Area S.f.	Percent of Region s.f.	Vacancy Rate	Quoted Rate \$/sf/month	% of average
Highway 50 Corridor						
A	44	5,156,955	20%	10.7%	\$21.61	86%
B	185	9,569,655	22%	16.4%	\$18.51	93%
C	162	3,060,429	10%	21.2%	\$14.54	88%
Total	391	17,787,039	18%	15.6%	\$18.31	90%
Region - wide						
A	192	26,441,479	--	11.9%	\$25.22	--
B	1,657	44,416,363	--	15.0%	\$19.92	--
C	2,911	29,190,757	--	13.5%	\$16.61	--
Total	4,760	100,048,599	--	13.7%	\$20.40	--

Office Vacancies

Brokers tell us that there are plenty of big blocks of 60-80,000 square feet of office product available and landlords are making huge concessions, with many users taking less space than in the past until fully recovered from the recession. Sixty thousand (60,000) square feet will support about 300 employees, and there are only twelve office employers in the City with that many employees. Therefore, few of the City's larger office buildings are single occupancy. Buildings are trending toward multi-tenancy in general, especially since the recession^{xxv}. Companies are also trending toward higher employee counts per square foot, including more efficient cubicle layouts, smaller common spaces, open floor plans, and hoteling.

Since the recession, about one Million square feet of vacant space is being absorbed each year in the region, but 13.5 Million square feet of office space remains – a 12 year supply. Very little new space, including spec space, is being

Vacancies

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Services & Amenities in the Office Core

Parking

built at the moment, as the vacancy rate is over 13% region wide, but historically once the vacancy rate drops closer to 10% builders will begin construction of new office space. In 2005, the peak building year, vacancies dropped to 12% (5 million square feet) with absorption at 2.5 Million square feet and about 2 million square feet being constructed.^{xxvi} Since 2011, less than 300,000 square feet have been built in the region annually.^{xxvii}

Lastly, our interviewees tell us that the City's office product is aging, with few newer than the 1990's. Much of the space needs upgrades and modernization, including more parking, new HVAC (Heating, Ventilation & Air Conditioning) systems, windows, and other green energy features, plus amenities and decors attractive to younger workers.

Amenities South of Interstate 50

Over the last few years – since City Hall established, more amenities (shopping, services, and restaurants) have opened for business including at Capital Village, the Cordova Restaurant and Casino, and the stores at Zinfandel Place (corner of Zinfandel Dr. & White Rock Rd.). Our brokers and some interviewees tell us that these are still too few and far between. Office employees in the Rancho Cordova Office Complex, especially employees of small business, will benefit from added fitness centers, conference rooms, cafes and delis, housing, restaurants, WI-FI hot spots, and coffee houses. Not only would these help daytime employees, but those open at night would also help entice Millennials and other employees to stay after hours. Night life, sports bars, theaters and other forms of entertainment are also attractive to local residents.

One or more older office buildings may be candidates for conversion into service centers or after-hours gathering places.

Improving access to amenities is also consistent with the City's trip reduction and congestion management goals (See General Plan Circulation Element Policy C.1.9 and Actions C.1.9.1 and C.1.9.2). The 50 Corridor Transportation Management Agency can also assist.

Parking

Some of the older office complexes have parking ratios of 2 or 3 spaces per 1,000 square feet. Now, office building tenants are demanding 5 spaces per 1,000 square feet, especially for customer service centers or newer employee-intensive floor plans. The City should identify locations with lower parking ratios and work with owners to add parking if possible.^{xxviii} The City can also seek to develop additional lots on vacant parcels within the Rancho Cordova Office Complex. Stacked parking appears to be too expensive to implement.

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LOCAL
INDUSTRY

Data
Communica-
tions

Infrastructure

Data communications in Rancho Cordova

The City originally began as a heavy data area because of the former Mather Air Force Base, and that excellence continues today. The City is rife with at least 15 different “Metro” internet providers including AT&T, Comcast and many others. Most of these providers utilize one or more of the five or more long haul fiber providers in the City (See Figure list of providers at end of text).^{xxix}

Data Centers

Data centers are a true strength of the City. They can be stand-alone dedicated data centers with few employees, or they can be corporate data centers embedded within a corporate building.

Table 12 -- Stand-alone Dedicated Data Centers in Sacramento Region

City	Data Centers*
Rancho Cordova	7
Sacramento Downtown	3
Natomas	3
West Sacramento	2
Roseville	1
McClellan	1
Total	17

* Does not include UC Davis or government installations.
SMUD counts 21 data centers in the region.

Siting Data Centers

Stand-alone data centers, which do not need to be close to the customers they support, do not like to be visible. They are typically high-security, environmentally controlled facilities that are rarely marked on maps and have minimal signage. They also have a number of unique technical infrastructure needs. The two most critical siting factors are a truly reliable, high-capacity power supply and communications connectivity that delivers speed plus diversity.^{xxx} A few minutes of down time can have dire consequences, so the centers also typically have backup diesel generators on-site that can be powered up quickly and automatically. Site selectors also look for the ability to ‘harden’ a building against terrorist threats, sites with minimal seismic risk, buildings that can withstand high wind and snow loads, and cost per Watt of electricity including cooling costs.

Corporate data centers are typically sited where the company has its headquarters, customer service center, or other operations. Employee availability, cost of land, access to transportation, and other siting factors also help determine facility location. Note, however, that corporate data centers embedded within a larger facility typically consume half the power of the entire operation.^{xxxi}

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Data Centers Add Value

Rancho Cordova has succeeded in this market due to the advantages of seismic stability, close proximity to the Bay Area, being outside of the 200-year flood plain, abundant fiber lines, affordable lease rates, low cost reliable power supply, and a skilled workforce.

The value of data centers to a local community.

One data center brings 5 additional indirect jobs^{xxxii}, which does not make them big employers. However, they do infuse millions of dollars into the local economy through capital investment and property taxes. The \$50 million to \$1 Billion cost of a new data center brings construction jobs, sales taxes on materials, electricity consumption, and property tax. Depending on the location, a new \$1 Billion data center development could have the same impact over 10 years as a new employer with a \$40 Million capital investment and 1,700-jobs^{xxxiii}. The City should find that its data centers are among its largest property tax generators.

Growth of Data Centers and Customer Service Centers

Data centers and customer service centers – captive and stand-alone -- are fast growing industries, showing a 16% increase over the last 5 years^{xxxiv}. Growth is heavily driven by an expansion of the healthcare industry. Medicare Advantage plan enrolment, for instance, has tripled over the past decade and is now about 16.8 million people and growing.^{xxxv} Expanding enrollments, implementation of the Affordable Care Act, increased insurance premiums, and an active industry consolidation are all indications of strong growth in data and customer service centers.

Electricity

Data centers consume 3% of the world's electricity.^{xxxvi} SMUD serves power to Rancho Cordova, and is aware of the City's large concentration of data centers. SMUD understands that the load profile of a data center is 24 hours of constant power with little interruption and works with each center as key customers. Most data centers have 1-4 Megawatts of capacity, thus needing access to a 12Kv line nearby or an on-site substation.

SMUD has recently built a new substation in Rancho Cordova and has additional expansions and line looping planned to accommodate more data centers and improve reliability, plus handle expected future housing and commercial growth. Even redundancy in the system, outages do occur and backup power is essential. Several interviewees noted a recent power outage caused by a bird nest shorting out a local substation.

Natural Gas

Natural Gas is provided to some data centers as backup fuel supply for emergency generators.

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Interview
Summary

Office Interview Notes

During the preparation of this report, 31 people were interviewed including 12 Real Estate Brokers, either in one of three focus groups or individually. There appear not to be significant space requirement differences between user types (i.e. insurance, medical, engineering, and technology).

1. There is very little knowledge about the CordovaVan service. This service should be expanded and promoted, especially in the Grapevine, if not already;
2. Rancho Cordova is a great place to do business, no real issues. The City is "business friendly"; but does have some problems. It is still dead in the evenings;
3. Priority problems to mitigate are traffic, public safety, and schools in that order;
4. The City is "surrounded by everything", restaurants, light rail, especially in the eastern portion of the City (Fite, Horn & Business Park Drive). Access to Highway 50 is good for the most part. One can generally get everywhere quickly;
5. Though the location is still very good in the region, many office spaces were built in the '80's and need renovation. An incentive or rebate to help that process would help. In particular, new HVAC systems, windows, and lighting renovations are needed to help reduce power consumption. These are big ticket items that discourage new tenants when the landlord cannot afford to install;
6. The City is cleaning up, many neighborhoods are much better than in the past. North of Highway 50 is the problem half of the city for crime and litter. Break-ins and unwanted approaches are still common there, especially at the WalMart, Safeway, and other nearby stores. More trash cans and night lighting would be nice;
7. The City has changed tremendously for the better. It still lacks enough grocery stores;
8. Parking ratios are too tight. Best is 5 spaces per 1,000 square feet. The lack of parking at many facilities does discourage newer tenants from taking space;
9. The Enterprise Zone credits were huge for several companies. The Governor made a mistake taking them away;
10. There are seven Title 1 schools in town, limiting educational opportunities for children;
11. One commented that there are only 2 restaurants suitable for business lunches in the City (Fire Rock Grill and the Cordova Restaurant & Casino), otherwise business lunches are held in downtown or mid-town Sacramento;

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12. For smaller offices, there are three main internet providers in the City (AT&T, SureWest, and Comcast). In general, there are no significant issues in the office park with internet connectivity. Businesses are able to transition from DSL to T-1 as needed;
13. For larger offices, internet is plentiful, especially along Prospect Park Drive;
14. Sunrise is a “nightmare” to travel on. Staff do adjust their commute hours and choose where they live to avoid Sunrise and other heavy trafficked intersections. Two commenters have specifically complained about poor signalization on Sunrise Boulevard at Folsom Boulevard with long red lights and short green lights. The planned perimeter loops around the City will ultimately help congestion;
15. One person suggested adding a lane to the far right of the Eastbound Sunrise Boulevard Off-ramp for people turning right. People turning left now hog the existing right lane, making those people who are trying to make a right-turn wait which adds to the congestion;
16. Some insurance and service firms have located in Rancho Cordova because of the proximity of contractors and other clients. Some are located in Rancho Cordova because they were able to purchase a suitable building. Others businesses are here because of the proximity to Highway 50, the employee base, and affordable lease rates;
17. Rancho Cordova is not the easiest, but not the most difficult place to get a permit. Sacramento City is worst, West Sacramento and El Dorado County are best. Region Builders Permit Simplicity program is good for contractors.
18. Do start enacting preference points for service and other contracts;
19. Review RFP and RFQ and contract terms to optimize opportunities for small contractors. For instance, asking for a 3- or 5-year maintenance contract eliminates small contractors because they cannot generally get a surety bond for more than one year. Instead, the City should ask for a 1-year contract with up to four extensions;
20. Office owners and lessees generally think there are enough amenities near selected areas. Employees do like Capital Village and its retail opportunities. However, the broker comments indicate a need to improve services and amenities in the office core;
21. Hiring bi-lingual employees does help doing business in town. Spanish is the top second language;
22. Because of perceived crime at night, many visitors are staying in hotels in Folsom and El Dorado Hills instead of the City, and particularly avoid the Marriott Courtyard property;
23. There may be a dearth of individual health care practitioners in Rancho Cordova, for example there is now only one Obstetrician in the City and is not part of an HMO. It appears there are also few new practitioners. With the large number of residents not in HMO’s and enrolled in health providers under the Affordable Care Act, it may make sense to recruit

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Broker Comments

Recommen- dations

some independents. Most of the urgent care places are staffed by Nurse Practitioners and do not take Medi-Cal;

24. Neighborhood watch is a real asset to have in a community. The City should continue to support these programs. Many people are utilizing Nextdoor.com, a good online neighborhood watch app;
25. Signage, especially sandwich boards and signs visible from the freeway are inconsistently regulated. Some are allowed, some are not;
26. Smaller employers such as schools would benefit from better connections to potential students through Sacramento Works, Folsom Lake College and high schools.

Additional Broker comments

1. Almost all current office demand is multi-tenant, with spaces under 2,500 s.f. most popular. Demand for spaces over 10,000 s.f. is soft;
2. The City should review locations with lower parking ratios and work with owners to add parking if possible
3. In Rancho Cordova, office demand is 'static' but strengthening, with some good pockets such as Prospect Park Dr. and around Sunrise Blvd. & Sun Center Dr.. Rents are lower and there are many good options right now;
4. Effective City incentives would include assistance for public right-of-way improvements, fee deferrals, and upgrading common areas and exteriors. This would be money well spent and would most help smaller tenants and owners;
5. In addition, making permitting and licensing easier is a plus. West Sacramento is the leader there;
6. Access to the labor pool is stronger in Rancho Cordova than in other areas;
7. Light rail access is a plus;
8. There is a need to improve services and amenities in the office core. This will make the City more competitive to Roseville, Folsom, Natomas, and Downtown.

Recommendations

The following recommendations improve the ability of office industries to thrive:

1. Continue recruiting new businesses to fill vacancies. Work closely with the brokerage community;
2. Invite local property owners and managers to meet and compare notes and improve facility, service, parking, permit and transportation issues;
3. As the healthcare and insurance industries expand, target recruitment of

UNIQUE LOCAL INDUSTRY

- data centers and insurance services. This will necessitate upgrades to some of the existing office space, SMUD involvement, permit streamlining, and increased high speed communications capacity;
4. Advertise the CordoVan service and its routes in the Grapevine newspaper, if not being done so already;
 5. Clean up Light Rail so more employees and residents use it on a daily basis. establish a “Rider Watch” program similar to Elk Grove’s new program on the Blue Line;^{xxxvii}
 6. Place more trash cans at strategic locations north of Highway 50 and ensure they are optimally serviced;
 7. Catalog and promote existing amenities and services in the Office Core to attract more employees and residents. This will help attract young Millennials, including IT personnel from the Bay Area, Mid-Town, etc;
 8. Work with building owners and brokers to bring more services and amenities, including parking lots to the Office Core;
 9. Study the adequacy of medical services in the City, recognizing that there may not be enough demand for the City to have its own private hospital;
 10. Review the existing sign ordinance. Work with Caltrans to allow selected signage visible from the freeway;
 11. Consider incentives for Title 24 office renovations such as new energy efficient HVAC, lighting, windows, etc. perhaps some of the proposed Business Assistance or Revolving Loan Programs can be targeted to this purpose;
 12. Consider naming the “Cordova Corridor” or other catchy term as a marketing brand for business attraction. This brings Rancho Cordova to top of mind;
 13. Strengthen networks for employment and postsecondary schools, including high schools, neighborhood centers, Sacramento Works, and other employment and training providers;
 14. Establish permit ombudsperson, especially for the smaller companies that have little or no experience getting permits or licenses. The ombudsperson can set up workshops and industry meetings to improve communications.

Partners

Partners helping achieve a thriving niche

Office owners, local office brokers, office tenants individually and in groups, Chamber of Commerce, SMUD, Internet providers, PG&E, 50 Corridor TMA, many others.

Office niche Businesses with 50 Employees or more

Office SIC ranges include 60-67, some of 73, 80, 81, 82, 83, 87, 91-99

3D DATACOM
Aerotek Staffing Agency
American River Bankshares
Barco Inc
Benefits Connect
Black & Veatch
Brown & Caldwell
CA Technologies
Capital Engineering ConsInts
Capital Partners Development
Catholic Health Care West
Claims Management Inc
Delta Dental Plan Of Missouri
Department-Technology Svc
Eds
Encompass Insurance Co
FFP Global Inc
Fireman's Fund Insurance
FNTG Sacramento Title Group
Franklin Templeton Investments
Gallina LLP
Genworth Financial
Guardsmark
Health Net
Heritage Community Cu
Infor Global Solutions

Insweb
Keenan & Assoc
Liberty Home Equity Solutions
Liberty Reverse Mortgage
MAXIMUS Inc
Moss Adams LLP
NEC Corp Of America
Pacific Jet Charter Inc
Parole & Community Svc Div
Progressive Insurance
Quincy Engineering
Rancho Cordova City Hall
Reserve America
Sacramento County Invstgtns
Sacramento County Revenue Dept
SAFE Credit Union
Stantec Consulting Svc
States Recovery Systems Inc
Superior Vision Svc Inc
Teledyne MEC
Tetra Tech EMI
VSP Global
Wagner Kirkman Blaine
Water Quality Control Board
Wittman Enterprises LL

Internet providers

Telepacific
Syringa Networks
XO Communications
Zayo Dark
Zayo Metro
Spectrum Business
Point to Point
Electric Lightwave
CenturyLink Metro
Integra
Level3 Metro

TWI (Level 3)
M Power
Digital Realty
SunGard
COGENT
AT&T
AT&T Uverse
COMCAST
Verizon Business
Succeed.net

Endnotes and References

- ⁱ “Rancho Cordova Industry Overview, Niche Identification, Business Interviews and City Actions”. Presented to the City Council May 4, 2015.
- ⁱⁱ California Employment Development Department, Labor Market Information Division, 2014 Employment Data for Rancho Cordova
- ⁱⁱⁱ NAICS = North American Industrial Classification System.
- ^{iv} Reference USA as of March 2015, rounded. Business counts are quite dynamic, and vary by month and data source.
- ^v Reference USA, December 2014
- ^{vi} California Employment Development Department, Labor Market Information Division, Historical Employment Data for Rancho Cordova, plus Industry Employment Projections issued December 2014.
- ^{vii} Reference USA, December 2014
- ^{viii} As noted in companion documents, SIC = Standard Industrial Classification, an older but still useful way to sort industries and employment.
- ^{ix} “Technology in Rancho Cordova”, presented to the City Council on May 4, 2015
- ^x Reference USA, December 2014
- ^{xi} Reference USA, December 2014
- ^{xii} Reference USA, December 2014
- ^{xiii} <http://www.northerncalifornia.va.gov/locations/directions.asp> . TCU = Transitional Care Unit, ICU = Intensive Care Unit, BHICU = Behavior Health Intensive Care Unit, MRI = Magnetic Resonance Imaging, CT = Computed Tomography scan, PET = Positron Emission Tomography scan.
- ^{xiv} There are 17 hospitals in Sacramento County according to <http://gis.oshpd.ca.gov/atlas/places/list-of-hospitals/county/sacramento>
- ^{xv} Reference USA, December 2014
- ^{xvi} California Employment Development Department, Labor Market Information Division, 2012-2022 Industry Employment Projections, issued December 2014 for the Sacramento-Roseville-Arden-Arcade SMA
- ^{xvii} Comment by interviewee during focus group sessions.
- ^{xviii} Source: Sacramento Bee Jan 4, 2015
- ^{xix} EDD Employment and Wage Data provided upon request by City staff
- ^{xx} Costar Q1 2015 Office Report.
- ^{xxi} Costar Q1 2015 Office Report
- ^{xxii} Costar Q1 2015 Office Report

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- xxiii Standard definition posted in CBRE and other brokerage office reports.
- xxiv Costar Q1 2015 Office Report
- xxv Comments by several brokers during the interview process.
- xxvi Costar Q1 2015 Office Report.
- xxvii Voit Real Estate Services Mid-3rd Quarter 2015 Update, August 2015, Page 23.
- xxviii Based on selected discussions with brokers and property managers.
- xxix www.FiberLocator.com is a subscription-based compilation of telecommunications networks in the world. SMUD also provided information on local data centers.
- xxx “Navigating Data Center Site Selection and Design.” Area Development Magazine Online version, February 19, 2015.
- xxxi Comment during interview with SMUD representatives.
- xxxii SMUD staff interview
- xxxiii “The Mystery Impact of Data Centers on Local Economies Revealed”, Area Development Magazine Online, February 19, 2015.
- xxxiv SMUD staff interview
- xxxv “Aetna to buy Humana as insurance field shifts”, Sacramento Bee, July 4, 2015, Business.
- xxxvi “Navigating Data Center Site Selection and Design.” Area Development Magazine Online, February 19, 2015
- xxxvii Sacramento Bee, Tuesday August 18, 2015, Page 8B.

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Sales Tax
Revenues to
the City

Retail
Industry
Snapshot

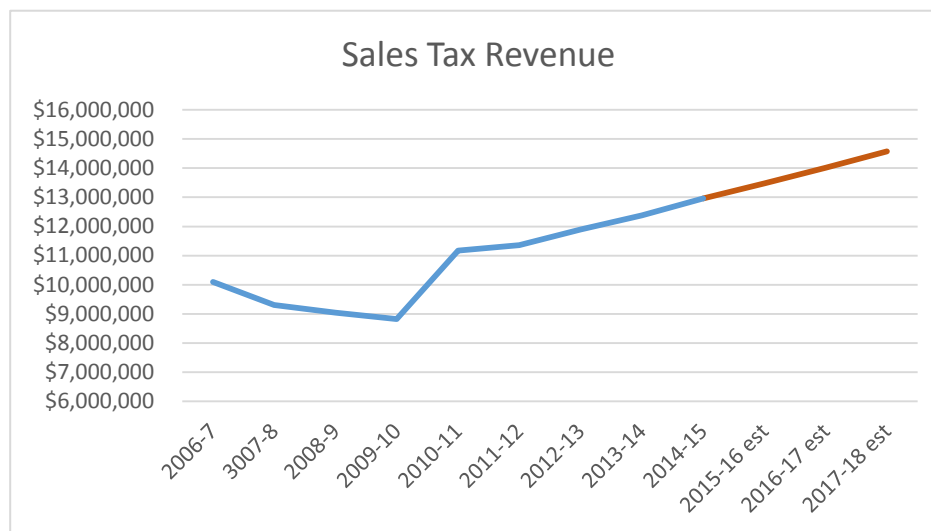
RETAIL IN RANCHO CORDOVA

Sales Tax Revenues

Sales tax is the largest source of revenue for the City, about one third of total revenuesⁱ. Net sales tax revenues were \$11.9 Million in FY 2013, property tax revenues were \$11.7 Million, and total revenues were \$34.9 Million. Even though retail sales declined during the recession between 2008 and 2010, total sales tax revenues still grew 51% between 2007 and 2014.ⁱⁱ Partly because retail sales are spread fairly evenly among many different types of sales tax producing companies and industries, the City suffered less than jurisdictions that rely on revenues from a regional mall or auto mall. In addition, the eastern Folsom Boulevard “Finger” annexation added about \$1.5 Million in net annual sales tax revenues beginning in 2011.

Figure 1 – Rancho Cordova Sales Tax Revenue by Fiscal Yearⁱⁱⁱ

(Red line indicates future estimated revenues)



Retail Industry Snapshot

Rancho Cordova is home to 628 retailers who generate sales tax and another 284 wholesalers who generate sales tax when product is sold directly to the end user. Table 1 displays the distribution of retailers which mirror the overall business mix, with concentrations in the food, vehicular, and home improvement sectors. Twelve store types represent almost 40% of all retailers and 45% of all retail employment. fewer than ten types of businesses are represented by 61% of the City’s retail store types, or 376 firms.

Table 1 -- Retail Store Types with 10 or More Establishments^v

Store type by SIC	Establishments	% of Establishments	Employment	Percent of Retail Employment
Restaurants, Delis, snack & coffee shops (exc. pizza)	91	14%	1,604	25%
Garage Doors	26	4%	66	1.0%
Auto Parts, new	22	4%	162	2.5%
Service stations	16	3%	87	1.3%
Furniture & mattress	15	2%	320	4.9%
Auto Glass	15	2%	52	0.8%
Groceries	14	2%	272	4.2%
Convenience Stores	11	2%	68	1.0%
Pizza	12	2%	180	2.8%
Tire Dealers	10	2%	46	0.7%
Liquor Stores	10	2%	17	0.3%
Party Supplies	10	2%	47	0.7%
Top retailers total	252	40%	2,921	44.7%
All Other Retail ^{iv}	376	60%	3,619	55.3%
TOTAL	628	100%	6,540	100%

Per Capita Sales Tax

Per Capita Sales Tax

Even though Rancho Cordova has below average per capita incomes for the region, it nevertheless receives above average per capita sales taxes.

Table 2 -- Per Capita Retail Sales 2014

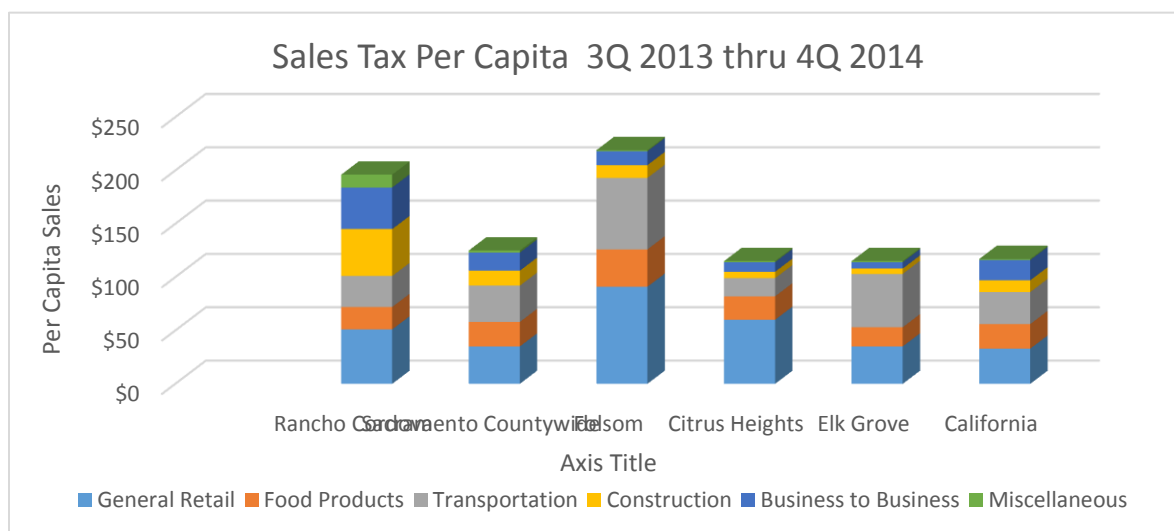
Jurisdiction	Per Capita Incomes ^{vi}	Per Capita Sales Tax ^{vii}
Rancho Cordova	\$23,727	\$ 196
Sacramento County including cities	\$26,739	\$ 125
Sacramento city	\$25,508	\$ 122
Folsom	\$37,821	\$ 218
Citrus Heights	\$25,023	\$ 115
Elk Grove	\$28,898	\$ 115
California	\$29,527	\$ 116

Diverse Revenue Sources

Sources of Sales Tax Revenues

Figure 2 presents that the City has a more diverse mix of sales tax generators than its neighbors, including general retail, food products, transportation, construction, business-to-business, and miscellaneous sectors. This diversity means the City weathers economic downturns better than other cities in the region. Folsom and Citrus Heights are more dependent on general retail (i.e. Sunrise Mall and Palladio), and Folsom and Elk Grove are more dependent on new car sales.

Figure 2 Per Capita Sales Tax Distribution^{viii}



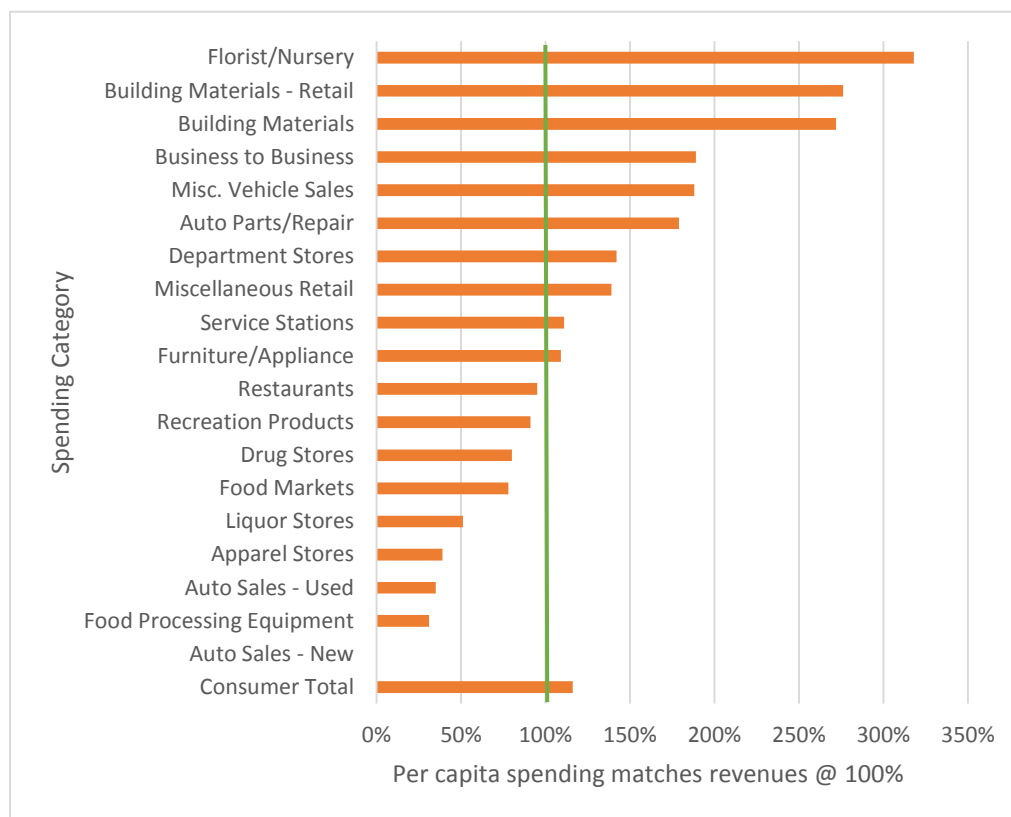
Surpluses and Leakages

Surpluses and Leakages

Figure 3 details sales tax surpluses and leakages by industry type. Surpluses mean residents are spending less for products than local businesses capture. Leakages mean residents are spending more for products than local businesses capture. Leakage does not necessarily translate into opportunity. For example, there could be a strong competitor such as the Folsom Auto Mall in a neighboring community that captures the market for that type of product or store.

Rancho Cordova's sales at service stations, furniture and appliance stores, restaurants, and for recreation products roughly matches per capita purchases of these types of goods. Rancho Cordova has surpluses (attracting outside customers) with Florist/Nursery, Building Materials Retail, Business-to-Business sales, Miscellaneous Vehicle Sales, Auto Parts and Repair, Department Stores, and Miscellaneous Retail. The City has major leakages (residents go outside to shop) in new and used auto sales, Apparel Stores, Liquor Stores, and Food Markets. Even with leakage in the new and used vehicle category, Rancho Cordova captures more than its share in the other vehicle categories.

Figure 3 – Sales Tax Capture and Gap 3Q 2014^{ix}



Consumer vs. Business Retail Spending

Consumer Spending vs. Business Spending

Retail spending can generally be segmented into consumer oriented (purchases by individuals for personal consumption) and business oriented (purchases by businesses). Table 3 summarizes employment in consumer and business retail sectors. More information about each retail spending category will be presented the following sections of this report.

Table 3 – Retail/wholesale Snapshot by primary customer^x

Type	Establishments	Employees	Avg. Employees
Consumer Retail	628	6,540	10.4
Business Oriented (wholesale)	284	2,730	9.6

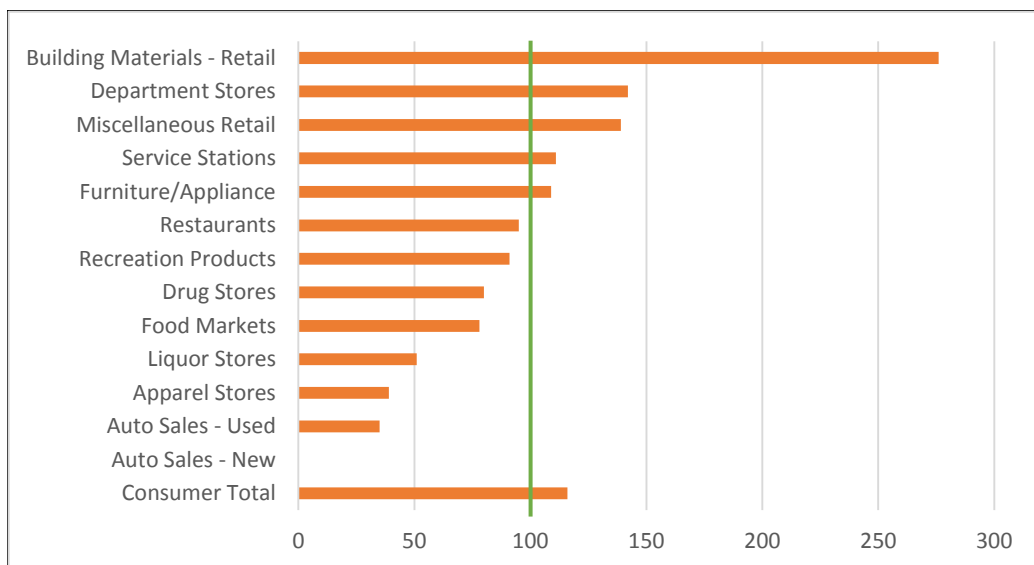
Consumer Retail Spending

Consumer Spending

Though there is plenty of crossover, consumer spending is generally considered to be captured under General Retail (apparel, department stores, furniture, drug stores, recreation products, florists, and miscellaneous retail), Food Products (restaurants, food markets, and liquor stores), and Transportation (auto parts/repair, auto sales-new, auto sales-used, and service stations). Business spending is generally in the categories of Construction (building materials-non-retail), business-

to-business, and Miscellaneous Retail (Table 5). It is virtually impossible to identify if the purchaser is an individual consumer or commercial buyer. For instance, a significant share of the purchases made at Costco, Home Depot, Lowes, Smart & Final and other major retailers are by businesses. Conversely, many wholesalers also sell direct to consumers.

Figure 4 -- Percent of Local Consumer Capture 3Q 2014^{xi}



Consumer Leakage Conclusion

Consumer Conclusion

Contrary to the general belief that consumer spending in Rancho Cordova is below average, the City has good total per capita retail capture. The table above shows that the City actually has acceptable overall per capita consumer sales based on its residents' effective buying income (disposable income), 100% on the table above represents no leakage or surplus. Figure 4 does show obvious consumer leakages in the new car, used car, apparel, liquor, and drug store categories. The City has no regional mall to attract high end clothing and luxury retailers – those are located in neighboring Citrus Heights and Folsom. Nor does the City have an auto mall -- neighboring Folsom and Elk Grove both have these. Drug sales may be below their potential due to the lack of a hospital. Lastly, food market leakage is probably lower than indicated because many shop for food at Costco, Wal-Mart and others which are included in the warehouse club and department store categories. With plenty of regional malls, auto malls and hospitals nearby, the City is not likely to attract categorical sales any time soon, nor is the City likely to eliminate leakage in these categories in the near term. However, as the City grows to the south and east, a new 'power center' with some mall-type retail will likely be constructed in the new Greenfield areas with more modern configurations.

Business Retail Spending

Top Consumer Retailers in Rancho Cordova^{xii}

Altair Eye Wear (by VSP)	Folsom Lake RV
ARCO AM/PM Mini Marts	Home Depot
Beck's Furniture	Lowe's Home Centers
Chevron Service Stations	Target Stores
Costco Wholesale	Wal Mart Stores
Enterprise Rent-a-Car	Wayside Lumber

Business Retail Spending

Even though there are some obvious leakages in consumer spending, the City's retailers and wholesalers more than offset the loss by attracting plenty of spending from outside the City. Local businesses and residents are well served with plenty of choices for needs such as building materials, vehicle parts and services, and general merchandise.

In sales tax-generating categories typically dominated by business spending, the City has several retail advantages. In particular, Rancho Cordova has an extraordinarily strong showing in Florist/Nursery products and equipment, Building Materials and two vehicular categories. Each category draws from throughout the region— attracting clients from outside the City. The building materials and vehicular sub-clusters are discussed in more detail in separate niche reports.

Figure 5 -- Percent of Business Retail Capture 3Q 2014^{xiii}



Top Business Retailers in Rancho Cordova^{xiv}

Bedrosian's Builders Supply	PAC Coast Building Services
Costco Wholesale	Pacific Supply Company
Enterprise Rent-a-Car	Roofing Supply Group
Folsom Ready-Mix	SCP Distributors
Graybar Electric Company	Sierra Office Supply
Home Depot	Sunrise Manufacturing
Lowe's Home Centers	Volcano Corporation
Masters Wholesale Distributor	Wayside Lumber
McKesson Health Solutions	

Retail Employment

Retail Employment

Retail employment is less robust in Rancho Cordova than in other jurisdictions. Retail was the sixth largest employer in Rancho Cordova in 2012, with 7.2% of all employment. California and Sacramento County have higher percentages of retail employment^{xv}. The City did lose 14.8% of its retail employment between 2007 & 2012, while Sacramento County lost 11% and California lost 10%. In the future, growth in the City's existing retail sectors should be strong, expected to be 2.4% per year until 2016^{xvi}.

Table 4 – Retail Employment, 2012 ^{xvii}

Industry Sector	Rancho Cordova		Sacramento County	California
	# of Employees	% of Total	% of Total	% of Total
Retail Trade	3,425	7.2%	9.9%	10.4%

Wages

Wages

Wages in some retail positions are starting to rise as the economy recovers. Between 2011 and 2014 the mean hourly wage has risen for a cashier from \$11.22 to \$12.15 (8%) and for a retail sales clerk from \$11.74 to \$12.82 (9%). However, during the same time period, the mean hourly wage for a restaurant cook remained unchanged at \$11.53 per hour.^{xviii}

Retail Geography

Retail Geography in Rancho Cordova

Most of the city's retail is located in smaller and older shopping centers that tend to align along Folsom Boulevard, Sunrise Boulevard and other major arterials. This geography reflects not only the city's origin as a stop along Highway 50, but the many years of passive county jurisdiction, and the former Air Force Base with key services formerly located on-base. In spite of the linear distribution of retail and lack of a major mall, the city fares quite well in terms of overall retail capture. The Folsom Boulevard revitalization efforts are an especially positive influence on retail revitalization. Figures 6 & 7 below, display the locations and employment centers of retail businesses in the city. Note that Capitol Village and the Folsom-Olson-Zinfandel triangle include most of the city's largest retailers.

Figure 6 – Retail Business Locations

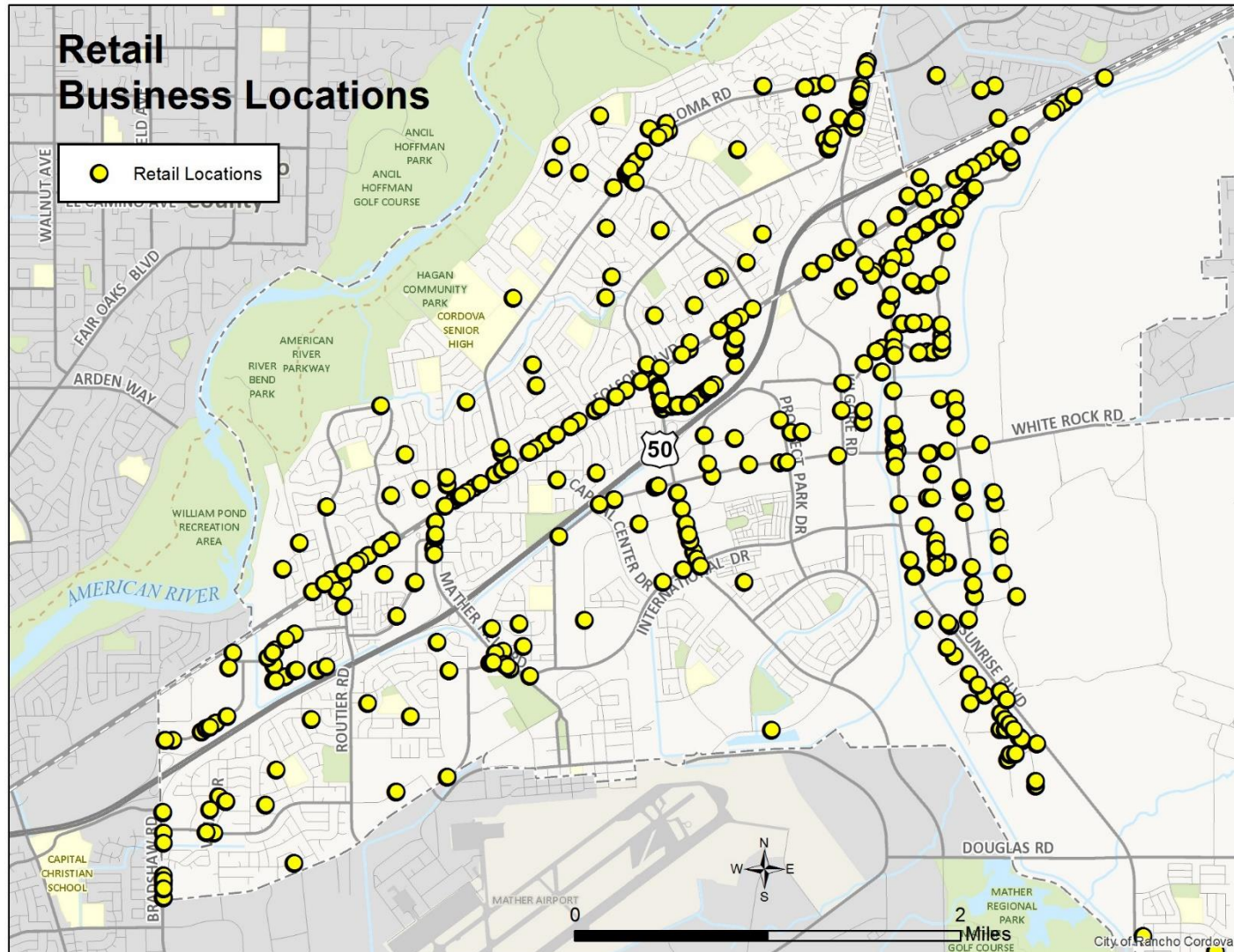
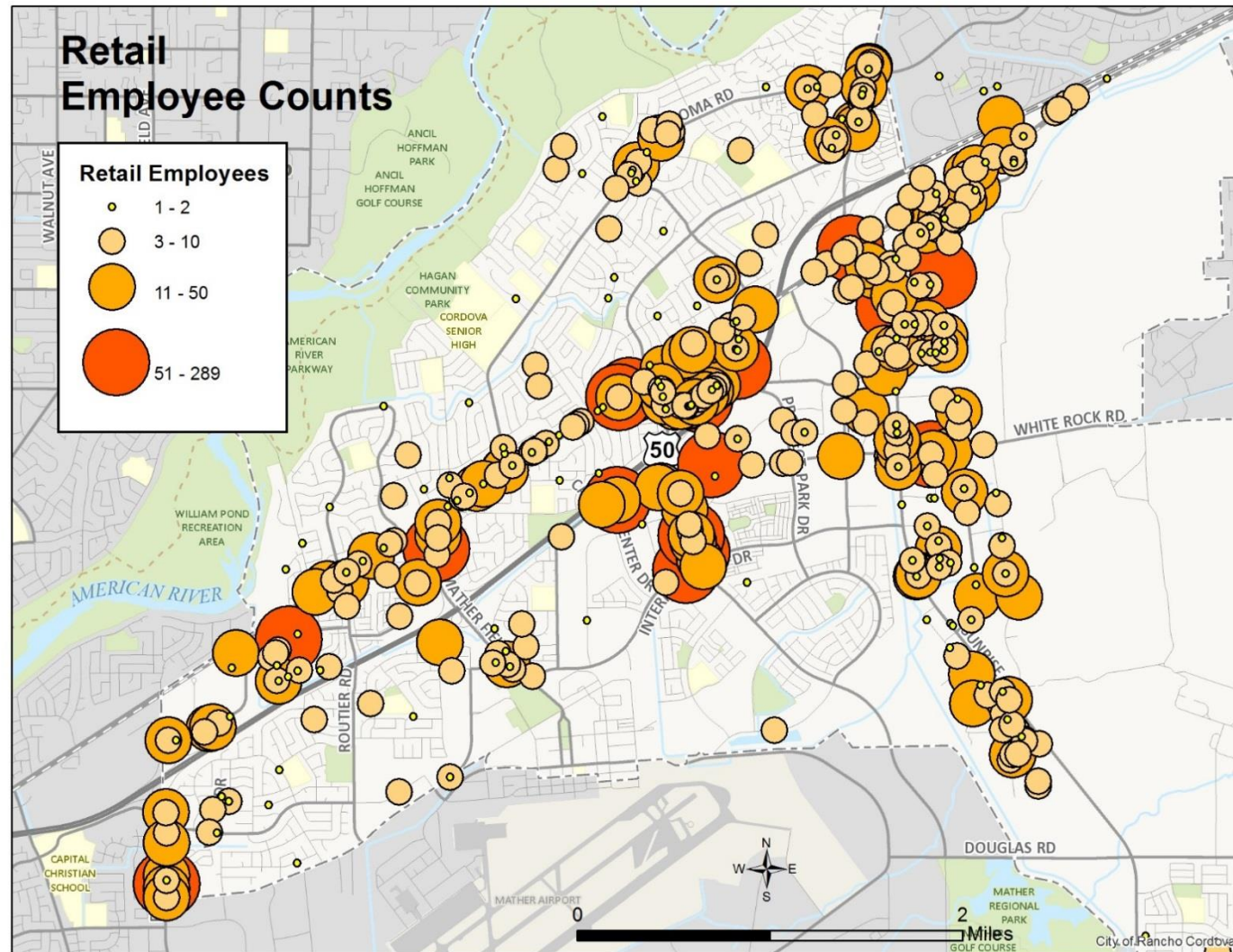


Figure 7 – Retail Employee Counts



Retail Space

Retail Space

Retail space is typically occupied by a large mix of users, including the City's 628 retailers, plus the 131 businesses that comprise the personal services category such as salons, cleaners, tax preparers, tutors, and therapists. In addition, many of the 71 establishments that offer recreational and entertainment services such as health clubs and live entertainment also locate in retail space, especially the smaller ones. Lastly, almost any small business or office user can locate in retail space, including banks, schools, realtors, sales offices, and medical and government offices. All these establishment types all tend to locate in retail centers throughout the City.

Retail Inventory, Rents & Vacancy

Retail Inventory, Vacancy Rates and Pricing

According to CoStar, The Highway 50 Corridor has 351 retail buildings with 5.157 million square feet of gross lease area, and the current Corridor vacancy rate is 15.1%, or 780,879 square feet. This is the highest vacancy rate in the region. Absorption was about 48,000 square feet in the first three quarters of 2014.^{xix} The Corridor includes Rancho Cordova and Southeastern Sacramento (including the Florin Fruitridge area). Rancho Cordova probably represents about half of the Corridor total.

Table 5 -- Highway 50 Corridor Submarket Retail Inventory^{xx}

Category	50 Corridor Total	
	Number	Square feet
General Retail	199 buildings	1,890,898
Malls	0/10	0
Power Centers	0/30	0
Shopping Centers	63 centers	3,176,789
Specialty Centers	1	88,945
Total Retail	351 buildings	5,156,632

Table 6 – Selected Sacramento Retail Market Statistics^{xxi}

Submarket	Gross Leasable Area	Total Vacancy	2014 Net Absorption	Average Asking (\$/sf/Mo NNN)
50/Rancho Cordova	2,801,204	22.5%*	82,103	\$ 1.08
Arden/Watt/ Howe	3,500,639	7.9%	-80,591	\$ 1.73
Laguna/Elk Grove	5,012,437	5.8%	25,323	\$ 1.62
Folsom/ El Dorado Hills	5,445,247	10.4%	78,806	\$ 2.01
Roseville	6,397,251	8.8%	-77,008	\$ 1.76

Vacancy rates vary depending on the source. Other Real Estate Brokerage reports suggest Highway 50 Corridor vacancy is between 15.1% and 22.5%. One broker has noted that vacancy in the corridor is similar to other submarkets if you remove three big box buildings from the vacancy list -- the former Sam's Club @ 100,000 square feet, the former Office Depot/Arizona Tile at about 80,000 square feet, and the former Raley's at Coloma Rd. and Folsom Blvd @ 50,000 square feet.

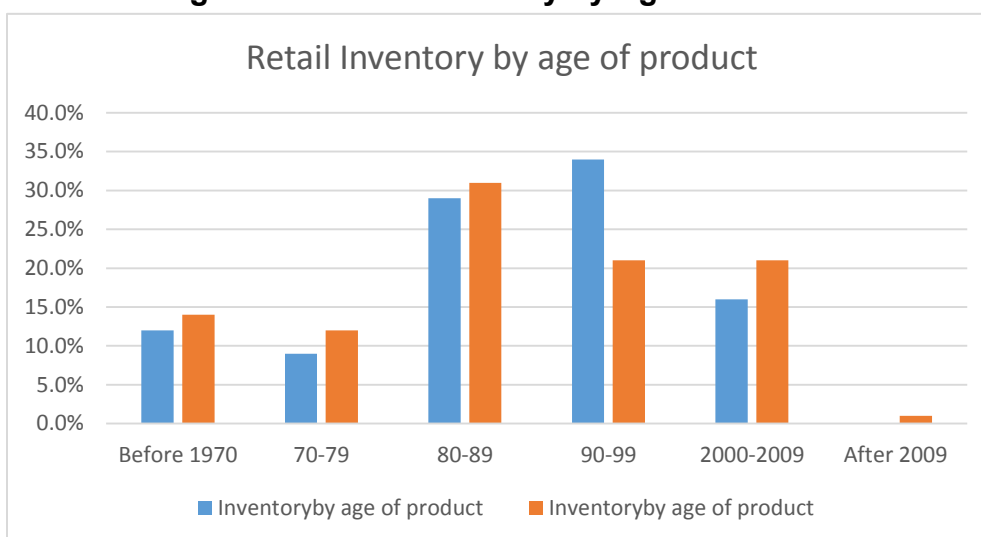
Existing Retail Space Needs Updating

According to Terranomics, another commercial real estate firm, asking annual NNN rents are up from their historic low of \$13.50 (\$1.12/mo.) in early 2013 to almost \$15.00 (\$1.25/mo.) in late 2014. Vacancy rates are down from their historic high of 23% in early 2013 to about 17% in late 2014.^{xxii}

Infrastructure Needs of Retail Establishments

Retailers' desire good streets with heavy traffic, curb appeal, easy vehicular access, adequate parking, and capital for operations, expansion and facility upgrades. The City, like most communities in the United States, has been over-retailed since before the recession, and less desirable space has suffered higher vacancies as a result. The age of the City's space also makes it less attractive than newer space.

Figure 9 – Retail Inventory by Age of Product



Staff has been on site tours, has collected data including absorption data, and has conducted a number of interviews to get a sense of the City's existing retail space. Existing retail space north of Highway 50 is generally spread out, older, is a mix of neighborhood and strip centers, and is less desirable to national tenants. Updating and filling the larger empty spaces at Mills Station and other locations will take time, and will require flexibility by the City in allowing mixes of uses such as small local retailers, churches and offices. Developers such as Ethan Conrad, who are investing in upgrades and are bringing new tenants, should be encouraged. As revitalization occurs, vacant space should fill and vacancy rates should go down. The City's newer, more concentrated shopping areas, including the Folsom-Olson Zinfandel triangle and Capitol Village, are more vibrant.

Retail Conclusions

Retail Conclusions

1. Sales tax remains an important source of city revenues. The City should continue recruiting retailers and helping to fill vacant space.
2. Rancho Cordova has a diverse retail base. However, significant leakages occur in store types typically found in and around regional malls, auto malls, and near hospitals. Due to the existence of regional and auto malls in adjacent communities, the City should not expect to correct these leakages any time soon.
3. Many existing Retail Centers are aging and in need of updating. The City needs to continue to engage in helping these centers modernize.

The historic linear nature of retail development is problematic, especially with light rail along one side of Folsom Boulevard. This limits the City to a string of smaller shopping centers. A future retail mall development in the south or east area should help reduce leakage in apparel.

Helping the Retail Industry

Based on interviews and research, the city's best actions include:

1. Keep promoting the City and changing its image. Strong promotion of the new Fresh Take brand is important;
 2. Increase security patrols at light rail stops and commercial complexes;
 3. Continue recruiting new retailers, personal services and small office users to suitable locations. Provide free market data as an aid to recruitment;
 4. Conduct more frequent roundtables with owners of existing shopping centers to refine potential City assistance;
 5. Establish the permit ombudsperson function to help applicants navigate the permit, inspection and fee processes;
 6. Consider joint marketing with local business groups to help bring in more clients;
 7. Establish a city business loan program for gap financing, including façade improvements, and tenant improvements. Keep a catalog of other available business loan programs;
 8. Continue modernization of Folsom Boulevard, particularly creating transit-oriented development at light rail pulse points. Encourage more bus routes to and from light rail, homes, and employment centers;
- Continue congestion relief planning and implementation along Sunrise Boulevard.

Partners:

Shopping center owners and developers, major retailers, Chamber, retail brokers, others.

Partners

Standard Industrial Classifications included in Retail

481207	Cellular Telephones (Services)	556123	Watercraft to Personal	581224	Barbecue Restaurant
521101	Doors to Garage	556103	Recreational Vehicles	581228	Coffee Shops
521106	Windows to Metal	556106	Truck Canopies, Caps & Shells	581248	Juice Bars
521107	Windows	557101	All Terrain Vehicles	581255	Hookah Bars & Lounges
521109	Windows to Vinyl	557106	Motorcycles & Motor Scooters to Dealers	581301	Bars
521116	Screens to Doors	559908	Aircraft Equipment Parts & Supplies	581303	Cocktail Lounges
521118	Siding Materials	559909	Wreckers to Dealers	591205	Pharmacies
521119	Shutters	561101	Men's Clothing & Furnishings to Retail	591207	Pharmaceutical Consultants
521126	Building Materials	561102	Salvage & Surplus Merchandise	592102	Liquors to Retail
521128	Concrete to Residential	562102	Women's Apparel- Retail	593202	Antiques to Dealers
521131	Doors	562104	Bridal Shops	593215	Junk to Dealers
521136	Energy Conservation Products & Systems	562108	Boutique Items to Retail	593217	Furniture to Used
521137	Hardwoods	564101	Baby Accessories	593222	Thrift Shops
521138	Home Centers	565101	Clothing to Retail	594113	Sporting Goods to Retail
521142	Lumber to Retail	566101	Shoes to Retail	594119	Sauna Equipment & Supplies
521154	Masonry Supplies	566102	Shoes- Orthopedic	594122	Playground Equipment
521166	Stone- Retail	569907	Western Apparel	594123	Backpacking & Mountaineering Equip
521171	Roofing Materials	569909	Wigs Toupees & Hairpieces	594129	Guns & Gunsmiths
523107	Paint to Retail	569915	Swimwear & Accessories to Retail	594130	Golf Equipment & Supplies to Retail
523110	Glass to Auto Parts	569917	Window & Etched Glass	594145	Ammunition
523121	Glass- Residential	569919	Tailors	594148	Soccer Equipment & Supplies
525101	Saws	569922	Uniforms	594201	Book Dealers- Retail
525104	Hardware to Retail	569932	Alterations to Clothing	594301	Office Supplies
525115	Tools to New	569947	Apparel & Garments to Retail	594302	Filing Equipment Systems & Supplies
526101	Lawn & Garden Equipment & Supplies	571203	Rubber Equipment & Supplies	594306	Rubber & Plastic Stamps
526103	Fountains- Garden	571204	Tables	594310	Educational Materials
526109	Lawn Mowers	571211	Kitchen Cabinets & Equipment Household	594407	Clocks- Dealers
526136	Sprinklers to Garden	571218	Counter Tops	594408	Jewelry Designers
526137	Engines to Gasoline	571216	Furniture to Dealers-Retail	594409	Jewelers to Retail
531102	Department Stores	571217	Furniture to Designers & Custom Builders	594501	Craft Supplies
531108	Home & Personal Products	571220	Mattresses	594506	Magicians Supplies
531110	Wholesale Clubs	571236	Cabinets	594508	Hobby & Model Constr Supplies to Retail
533101	Variety Stores	571305	Carpet & Rug Dealers to New	594509	Games & Game Supplies
533102	Trading Posts	571306	Floor Materials	594520	Crafts
539901	General Merchandise to Retail	571308	Floor Coverings to Retail	594701	Balloons to Novelty & Toy
541101	Food Markets	571404	Quilting	594710	Greeting Cards to Retail
541103	Convenience Stores	571411	Blankets Retail	594711	Gift Wrapping Materials
541104	Food Products	571411	Pottery	594712	Gift Shops
541105	Grocers to Retail	571916	Window Coverings to Dealers	594716	Party Supplies
542107	Meat to Retail	571917	Venetian Blinds to Retail	594913	Quilting Materials & Supplies
543101	Fruits & Vegetables	571926	Lighting Fixtures to Retail	596102	Internet & Catalog Shopping
544101	Candy & Confectionery to Retail	571929	Housewares to Retail	596104	E to Commerce
545102	Yogurt	571930	Glass to Carved Ornamental Beveled Etc	596201	Vending Machines
546102	Bakers to Retail	571932	Fireplaces	596301	Party Planning Service
546105	Doughnuts	571969	Window Treatments	596305	Food Service to Management
549901	Health & Diet Food Retail	571988	Home Accessories & Furnishings	596307	Coffee Break Service & Supplies
549904	Vitamin & Food Supplements	572012	Appliances to Household-Major-Dealers	598401	Propane (Lp) Gas
549913	Herbs	572216	Vacuum Cleaners to Household-Dealers	599201	Florists to Retail
549920	Gourmet Shops	572220	Ranges & Stoves to Dealers	599301	Cigar Cigarette & Tobacco Dealers Retail
549948	Beverages to Non-Alcoholic-Retail	573105	Stereophonic & High Fidelity Equip to Dlrs	599402	Magazines to Dealers
551102	Automobile Dealers New Cars	573107	Satellite Equipment & Systems to Retail	599502	Optical Goods to Retail
551103	Automobile Dealers Used Cars	573110	Audio to Visual Equipment-Dealers	599902	Cellular Telephones to Equipment & Supls
552101	Truck to Dealers	573117	Electronic Equipment & Supplies to Retail	599910	Tropical Fish to Retail
552102	Automobile to Rental & Classic	573121	Home Theatre Systems	599917	Hot Tubs & Spas
553102	Filters- Air & Gas	573401	Computer Software	599919	Chemicals to Retail
553107	Automobile Accessories	573403	Publishing- Desktop	599927	Picture Frames to Dealers
553111	Automobile Parts & Supplies -New	573405	Computers to Dealers-Used	599929	Pet Supplies & Foods to Retail
553113	Automobile Parts & Supplies -Used	573407	Computer & Equipment Dealers	599930	Pet Shops
553114	Automobile Radio & Stereo Systems	573803	Records Tapes & Compact Discs to Retail	599931	Factory Outlets
553116	Batteries to Store	573808	Musical Instruments to Dealers	599933	Orthopedic Appliances
553123	Tire to Dealers	581203	Ice Cream Parlors	599936	Wine Makers' Equipment & Supplies
553129	Automobile Accessories	581208	Restaurants	599940	Wedding Supplies & Services
554101	Service Stations	581208	Delicatessens	599963	Plastics to Products-Retail
554110	Alternative Fuels	581212	Caterers	599967	Artificial Flowers & Plants & Trees
555103	Boat Equipment & Supplies	581304	Cafes	599969	Art Galleries & Dealers
555104	Boat Dealers Service	581305	Sandwiches	599990	Wood Products
555113	Marine Equipment & Supplies	581326	Restaurant Management	599992	Cosmetics & Perfumes to Retail
555122	Kayaks	581222	Pizza		

ENDNOTES

- ⁱ City of Rancho Cordova FY 2013-15 Adopted Budget.
- ⁱⁱ City of Rancho Cordova Economic Review 2014Q3, by MuniServices.
- ⁱⁱⁱ City of Rancho Cordova FY 2013-15 Adopted Budget.
- ^{iv} Other Retail includes 376 firms in 192 SIC Codes with fewer than ten competitors each, representing over half of the retail establishments and just over half the City's retail employment. 104 of these firms are specialized firms selling unique equipment and products (e.g antique autos, gourmet foods, personal watercraft, orthopedic shoes, etc.).
- ^v Employment data and establishment counts from Reference USA. Employment trends from Center for Strategic Research 2014.
- ^{vi} US Census Bureau, <http://quickfacts.census.gov/qfd/states/06/0659444.html> Updated December 2014
- ^{vii} City of Rancho Cordova Economic Review 2014Q3, by MuniServices
- ^{viii} City of Rancho Cordova Economic Review 2014Q3, by MuniServices
- ^{ix} City of Rancho Cordova Economic Review 2014Q3, by MuniServices
- ^x City of Rancho Cordova Economic Review 2014Q3, by MuniServices
- ^{xi} City of Rancho Cordova Economic Review 2014Q3, by MuniServices
- ^{xii} City of Rancho Cordova Economic Review 2014Q3, by MuniServices
- ^{xiii} City of Rancho Cordova Economic Review 2014Q3, by MuniServices
- ^{xiv} City of Rancho Cordova Economic Review 2014Q3, by MuniServices
- ^{xv} Rancho Cordova Economic and Demographic Profile, by the Center for Strategic Economic Research, May 2014, Figure 6.
- ^{xvi} Rancho Cordova Economic and Demographic Profile, by the Center for Strategic Economic Research, May 2014
- ^{xvii} Rancho Cordova Economic and Demographic Profile, Figure 5, by the Center for Strategic Economic Research, May 2014
- ^{xviii} Occupational Employment and Wage Data for Sacramento-Arden Arcade-Roseville MSA for 1Q 2011 and 1Q 2014, by State of California Employment Development Department Labor Market Information Division
- ^{xix} The Costar Retail Report, Sacramento Retail Market, 3Q 2014, by the Costar Group, Inc.
- ^{xx} The Costar Retail Report, Sacramento Retail Market, 3Q 2014, by the Costar Group, Inc
- ^{xxi} CBRE Sacramento Retail Market View Q4 2014
- ^{xxii} Retail Shopping Centers Report, Highway 50/Rancho Cordova, 4th Quarter 2014, by Terranomics (www.dtz.com)

UNIQUE LOCAL INDUSTRY

Industry Overview

Location(s) of Cluster

CONTRACTING, CONSTRUCTION AND HOME IMPROVEMENT IN RANCHO CORDOVA

Rancho Cordova is dominant in the region with firms whose primary business relates to home improvement. This includes the cluster of contracting companies and retailers that offer design, construction, repair, and other services to homeowners, home builders, and commercial entities. This concentration is very strong, and represents 22% of all firms and 16% of all employment in Rancho Cordova.

Table 1 lists niche businesses types in Rancho Cordova with 14 or more companies. There are 185 other individual Standard Industrial Classifications (SIC) with 13 or fewer companies, from cabinet makers, to tile contractors, to pavers, to architects, and many more (See also Table 5).

Table 1 – Major Business Counts in Home Improvementⁱ

Type	SIC ⁱⁱ	Establishments	Employment
Landscape contractors	078204	28	319
Garage Doors	521101	26	66
General contractors	152103	24	168
Building contractors	154213	24	366
Painters	172101	23	151
Construction Companies	152144	22	192
Electric contractors	173101	22	219
Air Conditioning Contractors & Systems	171117	20	385
Tile/Ceramic contractors & Dealers	174301	17	129
Furniture Dealers, Retail	571216	15	312
Plumbing Contractors	171105	14	115
Subtotal	--	235	2,422
All others in niche	185 more	497	4,387
TOTAL		732	6,809

Industry Locations

Rancho Cordova officials have long known that the City is the region's largest clustered hub for the home improvement industry. These establishment types tend to locate in industrial areas throughout the City, including the major concentration of retailers and contractor showrooms on Sunrise Blvd. between Highway 50 and White Rock Blvd, and along Horn Road and Business Park Drive. See maps on the following pages.

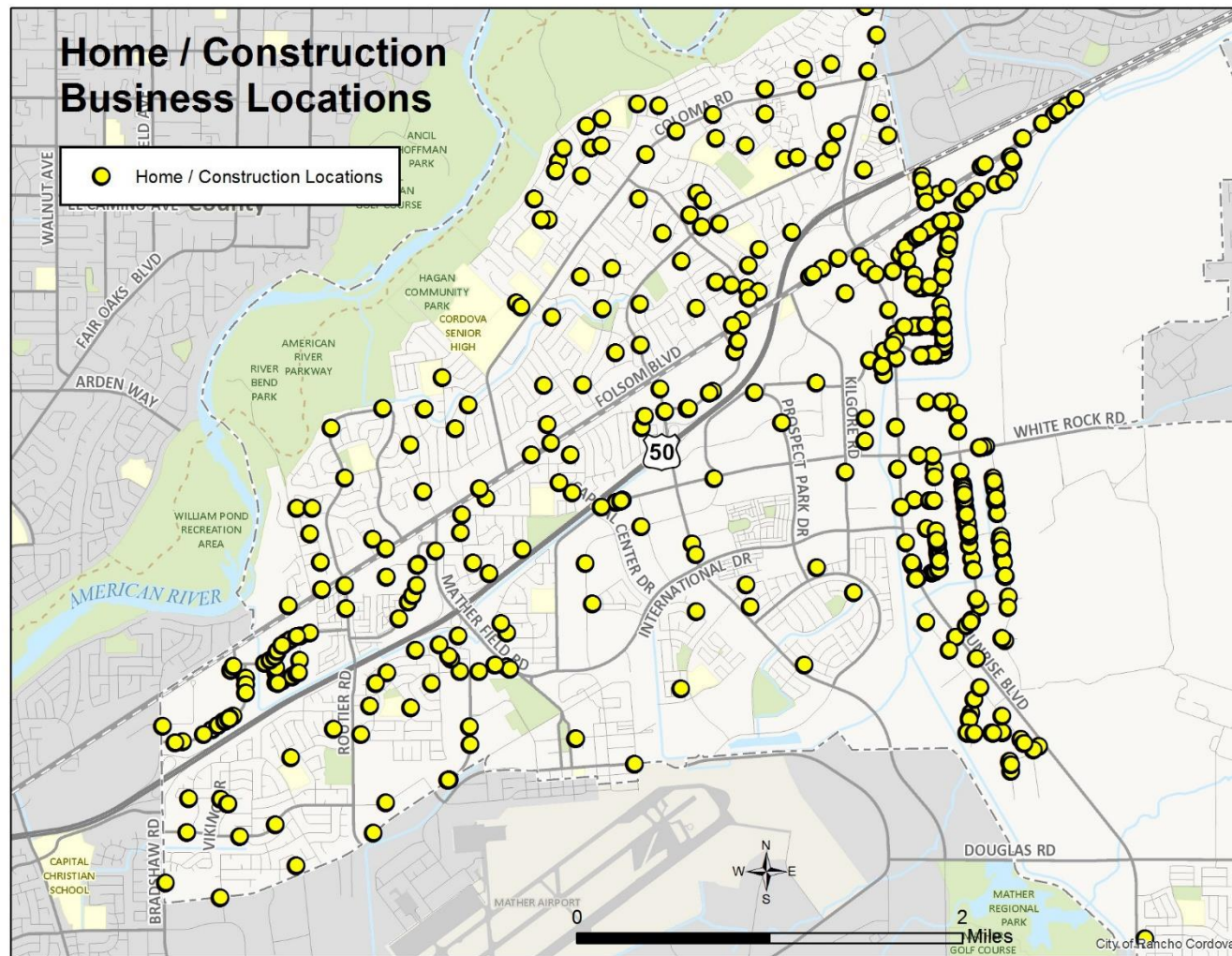


Figure 1 – Contracting, Construction and Home Improvement Industry in Rancho Cordova

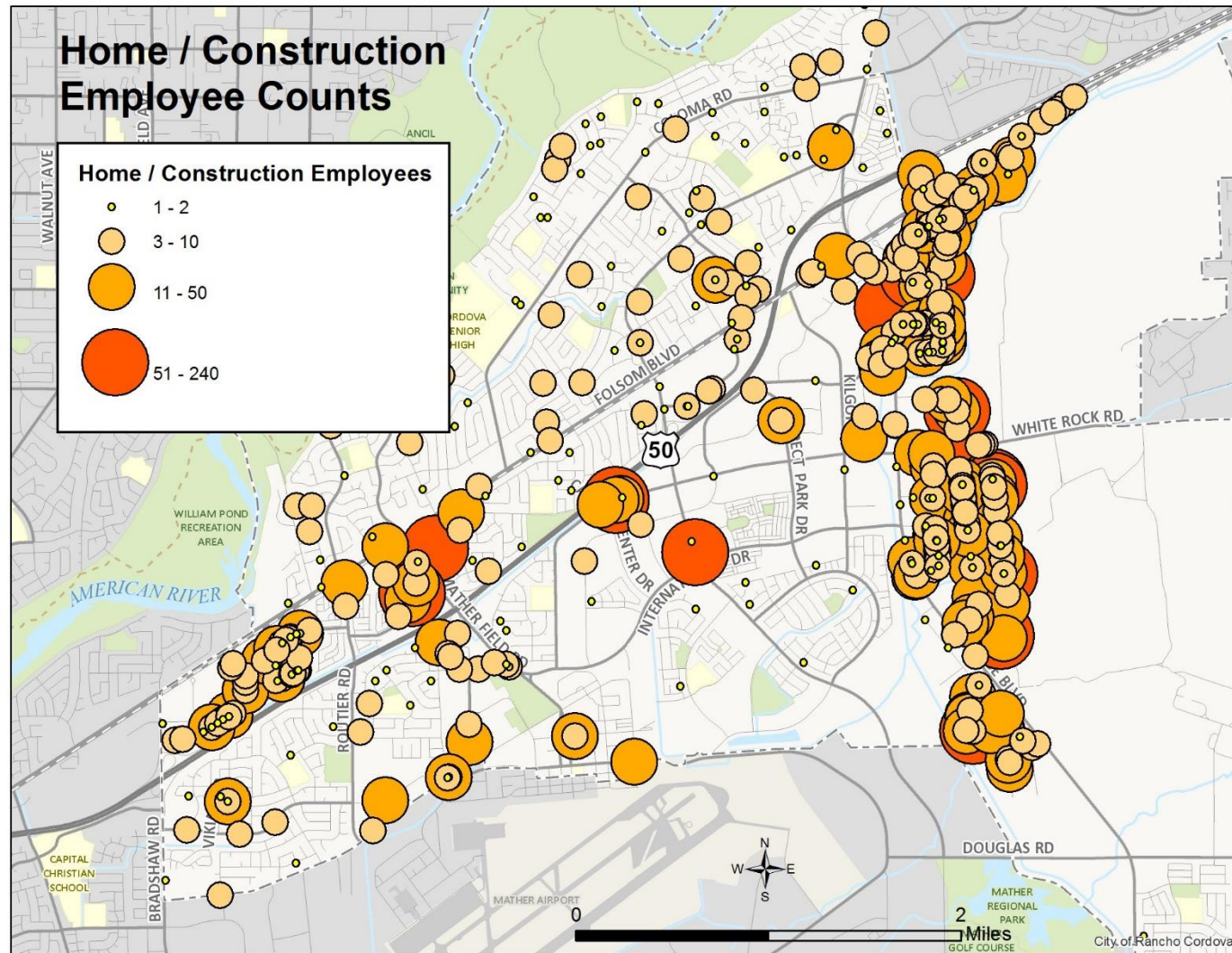


Figure 2 – Contracting, Construction and Home Improvement Employment in Rancho Cordova

Concentrated Industry

The City is known as the place to go for anyone seeking home improvement products and services, such as Do-It-Yourselfers, home builders, and commercial builders. Table 2 shows that the number of contractors and home improvement businesses are spread evenly throughout the region, verifying that such firms tend to locate near where their customers live. Rancho Cordova has more firms than similarly sized cities in the 4-county Sacramento-Roseville-Arden-Arcade SMA.

Table 2 – Contracting, Construction and Home Improvement Businesses – Top 7 Jurisdictions

Jurisdiction – by Zip Codes	Business Count	Percent of Region's Industry
Sacramento City	5,031	30.1%
Roseville	996	6.0%
Rancho Cordova	745	4.5%
Elk Grove	677	4.1%
Placerville	592	3.5%
Auburn	579	3.5%
Folsom	541	3.2%
Sacramento MSA	16,710	100.0%

Rancho Cordova's key strength is its strong percentage of contractors and retailers in the industry (19%) that draw from throughout the region and attracting clients from outside the City. Other nearby cities neither have the same percentage nor concentrationⁱⁱⁱ that Rancho Cordova does. The firms in these other cities are spread throughout the city and are not at all concentrated.

Table 3 – Concentrations of Contractors and Retailers^{iv}

Jurisdiction	Contractors	Home Improvement Retail Estabs.	Percent of Total City Estabs.
Rancho Cordova	494	97	19%
Roseville	455	52	7%
Folsom	237	62	8%
West Sacramento	144	44	10%
Sacramento City	2,477	3,142	9%
All of Sacramento County (incl cities)	4,464	776	8%

Sales Tax Revenues

This niche is a major sales tax generator for the City. According to MuniServices, the firm that analyzes Rancho Cordova's sales taxes, the construction sub-segment of retail, which does not include home improvement retailers, brought the city 24% of its sales tax revenues in the last reported year, or just under \$3 Million.^v Growth in retail sales is expected to be about 2.4% through 2016 and about 4% thereafter. By 2018, the City should be earning about \$3.5 Million per year in sales tax from construction activity alone.^{vi}

Wages and Employment Growth

Wages and Employment Growth Potential

Construction lost many jobs during the recession, but is expected to be the fastest growing industry over the next decade (Table 4).

Table 4 – Rancho Cordova Construction Industry Job Change 2005-2022^{vii}

Industry	Job Losses 2005-2012 (12 Yrs)	Expected Gain 2012-2022 (10 Yrs)	Percent Change 2012- 2022
Construction	-3,725	+2,224	+54.2%
All Industries	-12,525	+8,967	

A December 2014 report by the California Employment Development Department-Labor Market Information for the Sacramento-Roseville-Arden-Arcade MSA lists their top 55 fastest growing occupations. Construction and trade occupations represent 18 of the top 55. Most of these entry level occupations require less than a High School degree, the more skilled and supervisory levels require a High School diploma and some postsecondary non-degree training. Some examples are listed in Table 5.

Table 5-- 2012-2022 Fastest Growing Occupations^{viii}

Occupation Title	Est Empl. 20012	Projected Need 2022	Percent Change	Annual Avg Percent Change	Median Hourly	Median Annual
Tile and Marble Setters	980	1,630	66.3%	6.6%	\$21.04	\$43,756
Tapers	680	1,120	64.7%	6.5%	\$23.95	\$49,807
Painters, Construction and Maintenance	2,300	3,740	62.6%	6.3%	\$17.44	\$36,258
Drywall and Ceiling Tile Installers	970	1,580	61.9%	6.2%	\$22.84	\$47,500
Cement Masons and Concrete Finishers	1,070	1,660	56.1%	5.6%	\$19.77	\$41,135
Plumbers, Pipefitters, and Steamfitters	1,780	2,630	47.8%	4.8%	\$25.89	\$53,845
Cost Estimators	1,730	2,540	46.8%	4.7%	\$31.30	\$65,118
Carpenters	8,120	11,830	45.7%	4.6%	\$22.15	\$46,073
HVAC & Refrigeration Mechanics & Installers	1,470	2,130	45.6%	4.6%	\$23.30	\$48,467
Sheet Metal Workers	910	1,320	45.1%	4.5%	\$30.40	\$63,226
Roofers	1,040	1,500	44.2%	4.4%	\$24.47	\$50,900
First-Line Supervisors of Construction Trades	2,990	4,260	42.8%	4.3%	\$35.30	\$73,416
Electricians	2,810	4,000	42.3%	4.2%	\$26.84	\$55,828
Construction Laborers	7,380	10,390	40.9%	4.1%	\$19.54	\$40,649

Infrastructure

Space and Infrastructure Needs

Most of the contractors and construction companies are situated in two industrial areas of town: 1) East of Sunrise Blvd. and South of Folsom Boulevard, and 2) in Western Rancho Cordova along Croydon Way, Mills Station Road, Horne Road, and Business Park Drive. These areas are established with adequate infrastructure, but individual land use conflicts occasionally occur. These areas will have to continuously be maintained and upgraded whenever possible.

Industry Issues

Industry Issues

Four key issues surfaced during the business outreach for this niche, along with the general comments described earlier:

1. As traffic gets heavier on Sunrise Blvd, customers will have more difficulty getting to contractors and retailers. Although traffic delays are only a nuisance for now, solutions moving forward will need to be discussed. While some traffic is routed on Zinfandel Dr., the new Rancho Cordova Parkway from Anatolia to the new interchange will be critical. Planned street improvements that aid traffic flow should be completed.
2. Over half of the firms in this industry have 1-4 employees, and all but a handful qualify as a small businesses under the Small business Administration's definition (under 500 employees company-wide). These companies have more difficulty obtaining capital for large jobs, expansions, and other business purposes.
3. Most of the contractors headquartered in town do work in communities throughout the region and do only some of their business in Rancho Cordova proper. Permits and regulations vary between jurisdictions. There is, however, interest in working with the Community Development Department to streamline the permit process. Some ideas include: 1) reducing the number of inspections required for replacement products such as windows and doors; and 2) allowing certified inspectors, which will speed up the inspection process^{ix};
4. The Signage Ordinance limits the ability of some to advertise. Some believe better signage will bring more customers.

City Next step(s)

Based on interviews and other research, the City's best actions for this industry include:

1. Collaborate with the industry to help promote the City's key concentration of home improvement contractors, retailers, and service firms;
2. Offer selected incentives for equipment purchases, renovations, showrooms, and facades;
3. Establish a working group between replacement contractors (windows, doors, concrete, etc. to discuss the City's permit regime and to find ways to streamline and discuss implementation of the new Permit Simplicity program;
4. Invite owners of existing establishments to periodic roundtables;
5. Ensure Sunrise Blvd stays as an attractive, landscaped thoroughfare with limited congestion, and that buildings and automotive businesses there keep attractive facades;

Partners

Partners: Builders Exchange, Chamber, Real Estate Brokers, others.

References

Representative Companies^x

K Designers
 Timberlake Cabinet Co.
 Sunworld LLC
 Naturewood Home Furnishings
 Home Depot
 Sun World Landscape
 Pacific Coast Building
 Products
 Lowe's Home Improvement
 ACCO Engineered Systems
 Cima's Landscape &
 Maintenance

Zuke's Landscape Inc.
 Alley & Co Heating/Air Inc.
 Pacific Supply
 Horizons Painting
 Teichert Aggregates
 General Pool and Spa Supply
 Beebe Diversified
 Sierra Pacific Home
 Wardlow Tile and Stone
 Associated Concrete Pumping
 Mee Moving and Storage

Table 6 -- List of Primary SIC codes in Home Improvement and Contracting

SIC		Estabs	Employment
0781-0783	Landscaping, lawn, tree services	45	574
1521 - 1522	Residential Builders & remodelers	76	508
1542	Building and Maintenance Contractors	31	382
1611-1629	Commercial Construction	12	166
1711-1799	Specialty Contractors	241	2,128
4214-4841	Movers, storage, TV cable providers	21	178
5021-5199	Furniture & Bldg Materials Wholesalers	69	712
5211-5999	Retailers	155	1,625
7217-7699	Services, cleaning, pest control, etc.	60	366
8712-8748	Architects, planners, other consultants	22	170
TOTAL		732	6,809

Endnotes

ⁱ Reference USA December 2014

ⁱⁱ SIC = Standard Industrial Classification

ⁱⁱⁱ Comparison between cities drawn from ReferenceUSA February 2015. Rancho Cordova's count may vary slightly from December 2014. In addition, this is not a total count of all firms in the home improvement industry, only those in contracting and retailing.

^{iv} ReferenceUSA, March 2015

^v City of Rancho Cordova Economic Review 2014 Q3, by MuniServices, "Annual Sales Tax by Business Category"

^{vi} Ibid

^{vii} California Employment Development Department, Labor Market Information Division, Historical Employment Data for Rancho Cordova and 2012-2022 Industry Employment Projections, issued December 2014

^{viii} 2012-2022 Fastest Growing Occupations, Sacramento-Roseville-Arden-Arcade SMA, by California Employment Development Department – Labor Market Information Division. December 2014.

^{ix} We note that the City just approved proceeding with a pilot "Permit Simplicity" program along with Elk Grove. Implementation is scheduled for launch on July 1, 2015.

<http://www.bizjournals.com/sacramento/news/2015/04/09/elk-grove-rancho-cordova-adopting-permit-simplicit.html> and <http://www.topix.com/city/rancho-cordova-ca/2015/04/1504093ODL4J>

^x ReferenceUSA, December 2014

UNIQUE LOCAL INDUSTRY

Industry Overview

Location(s) of Cluster

VEHICLES AND VEHICULAR SERVICES IN RANCHO CORDOVA

Rancho Cordova is unique in the region with a concentration of firms whose primary business relates to vehicles. These businesses broadly include auto/boat/recreational vehicle dealers, dismantlers, wrecking and towing, and parts and repair/maintenance. The only automotive segments not well represented are new and used car retail, which are primarily concentrated in Folsom.

Table 1 – Vehicular Industry makeupⁱ

Type	SIC Range	Establishments	Employment
Automotive services (repairing, service, etc.)	7299-7999	152	835
Retail vehicles and parts	5231-5599	97	541
Wholesale (dismantling, recycling, parts, towing)	5012-5172	84	789
Service stations	5541	12	100
Manufacturing (including machine shops)	3559-3714	26	293
Transportation Services	4119-4226	12	343
All Vehicular		384	2,901

Industry Locations

Rancho Cordova officials have long known that the City is the region's largest concentrated hub for the vehicle aftermarket industry. The City is the primary location for commercial vehicle services and the Do-It-Yourself market. In particular, Rancho Cordova has an extraordinarily strong showing of auto dismantlers. Each dismantler draws clientele from throughout the region, thus attracting clients from outside the City. Smaller clusters (shown in Table 2 below) exist in West Sacramento and Roseville/Rocklin, but not in the same magnitude of concentration. While Sacramento has the largest number of businesses they are spread throughout the city. The closest similar concentrations are located in Stockton or the Bay Area. Also according to a business representative interviewed for this report, the Rancho Cordova niche is unique as the only cluster of businesses in the state that offers a searchable database for their products, which eases the location of various items.

The establishment types tend to locate in industrial areas throughout the City, such as the major concentration of dismantlers and parts stores on South Sunrise Boulevard. Parts stores and small repair shops tend to locate in retail areas along Folsom and Sunrise Boulevards. See maps on the following pages.

The dismantling industry is located on Sunrise Blvd., between the newest and most affluent sections of town to the south and the large commercial/employment area to the north. Residents in Anatolia and other subdivisions must traverse this area in order to get home. It is important to keep Sunrise Boulevard as an attractive thoroughfare over time.

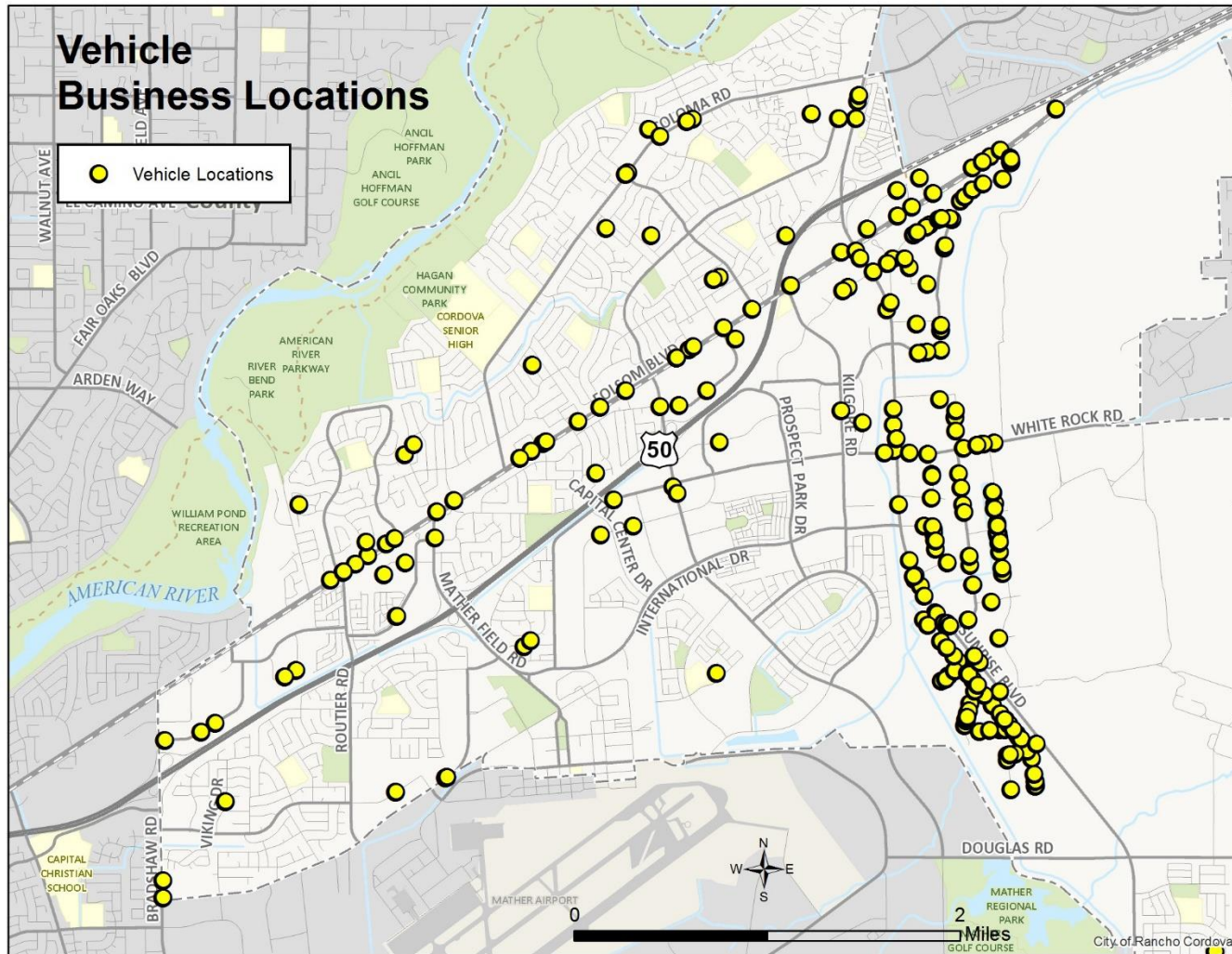


Figure 1 – The Vehicle Niche in Rancho Cordova

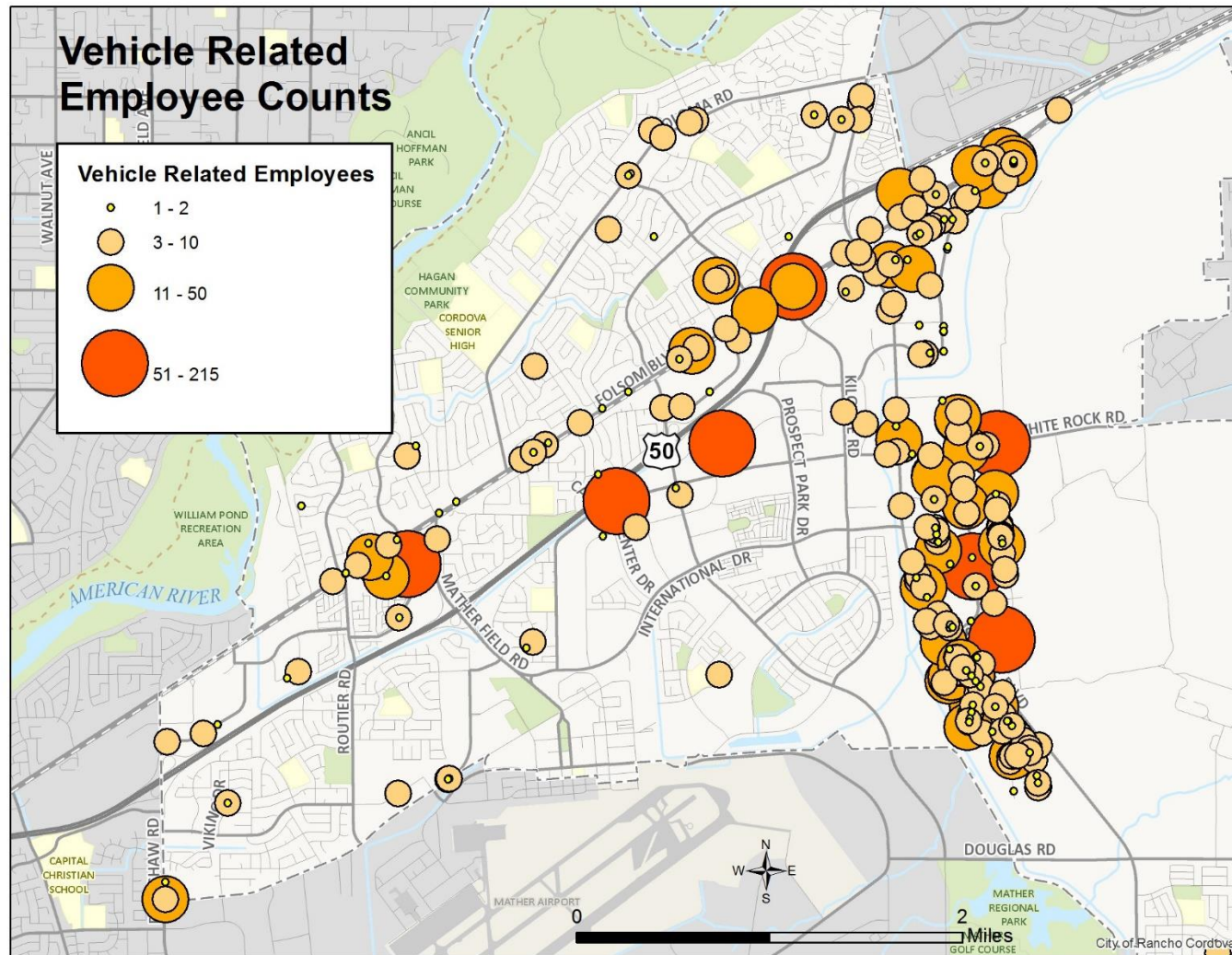


Figure 2 – Vehicle Niche Employment in Rancho Cordova

Large Share of Region's Industry

The retail and service components of the industry, including auto parts stores, gas stations, automotive services and transportation services, tend to typically spread out in every city in order to be close to the customer. On the other hand, dismantlers/wholesalers and manufacturers of vehicular parts tend to cluster near one another. The number of dismantlers, wholesalers and manufacturers by city is shown in Table 2. Rancho Cordova itself represents a full 25% of all firms in the 4-county Sacramento-Roseville-Arden-Arcade Metropolitan Statistical Area. The regional cluster is highly concentrated on South Sunrise Blvd., while spread out in other communities.

Table 2 – City business counts vehicular wholesale and manufacturingⁱⁱ

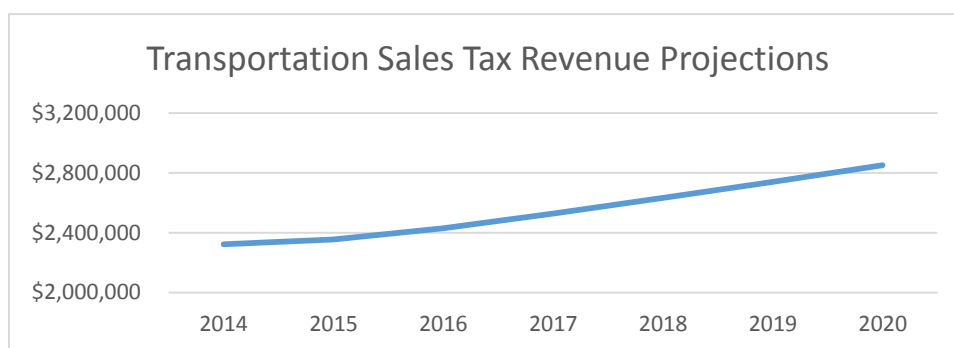
Jurisdiction	Manufacturing & Wholesale	Percent of Metro Area's Industry
Sacramento City	228	47%
Rancho Cordova	121*	25%
West Sacramento	47	10%
Woodland	28	6%
Roseville	24	5%
Total Sacramento MSA ⁱⁱⁱ	490	100%

***Note that for data consistency for comparison between jurisdictions, all values in this table are based on zip code boundaries, not jurisdiction boundaries.

Growth Potential

The transportation sub-segment of retail brought the City 15% of its sales tax revenues in the last reported year.^{iv} Growth in transportation related retail sales is expected to be about 2.4% through 2016 and about 4% percent through 2020.^v

Table 3 –Transportation Sales Tax Revenue



Industry Issues

Based on interviews, observations and other research, key issues include:

1. As housing development occurs and traffic gets heavier on south Sunrise Blvd., the dismantling yards will increasingly find themselves in the center of town rather than the edge. Pressure will increase for landscaping, screening and perhaps even relocation. It will therefore be increasingly important to work with the cluster to maintain an attractive curbside appeal.
2. On the other hand, the traffic and the close proximity to other like businesses have been greatly beneficial and helps generate significant trade. Employee accommodations such as modifying work schedules have been effective. Shift changes and ambulance routes are adjusted accordingly.
3. Because of heavy truck and other traffic, the streets tend to require frequent maintenance;
4. The City's vehicle washing regulations have also been an issue, and to the extent the issue is unresolved, a group meeting with City regulators may be indicated.
5. There is a unique opportunity to attract Bay Area businesses, who are experiencing more red tape and are being increasingly crowded out.

City Next step(s)

The City's best actions include:

1. Ensure Sunrise Blvd. stays as an attractive, landscaped thoroughfare, that road maintenance is kept up, and that buildings and automotive businesses there keep attractive facades;
2. Invite owners of existing establishments to a series of roundtables to discuss ongoing industry issues;
3. Make small business loans available;
4. Offer selected incentives for renovations and façade improvements;
5. Help promote the City's key concentration of automotive parts and services to the outside.

Partners

Partners

SCADA (State of California Auto Dismantlers Association), Chamber, retail brokers, others.

References

Largest Rancho Cordova Companies in Vehicular niche

Alphaone Ambulance Medical Svc	Pacific Jet Charter Inc
B & J Body Shop	Party Bus
B & J Towing	Pep Boys
First Responder AMBULANCE Svc	Pick-N-Pull
Folsom Lake RV	Rancho Recycling Inc
Gamboa's Body & Frame	Republic Services
Insurance Auto Auctions Inc	Rubicon Express
J L Haley Enterprises	Sacramento Vintage Ford Parts
LKQ Specialized Parts	Sims Metal Management
Mazda Auto Recycling	TAP Recycling
MV Transportation Inc	West Coast Differentials Inc
Now Ventures Inc Nissan	Woodmack Products Inc

Endnotes

ⁱ Reference USA December 2014

ⁱⁱ ReferenceUSA March 2015

ⁱⁱⁱ The Sacramento-Roseville-Arden-Arcade MSA includes the greater Sacramento Region, which is composed of El Dorado, Placer, Sacramento and Yolo Counties

^{iv} City of Rancho Cordova Economic Review 2014 Q3, by MuniServices

^v Ibid

UNIQUE LOCAL INDUSTRY

Industry Overview

Location(s) of Niche

TECHNOLOGY IN RANCHO CORDOVA

Rancho Cordova is competitive in the region with its surprisingly strong concentration of firms whose primary business relates to technology. With almost 4% of all firms so classified, this is the highest concentration in the area.

Table 1 – Percentage of Firms in Technology by Primary NAICSⁱ

Jurisdiction	Technology Firms ⁱⁱ	Total firms	Percent of all Firms
Rancho Cordova	131	3,360	3.9%
Roseville	176	7,209	2.4%
Folsom	151	3,759	4.0%
West Sacramento	58	1,840	3.2%
Elk Grove	74	4,284	1.7%
Sacramento County(includes all cities)	1,544	62,638	2.5%
California	45,601	1,792,019	2.5%

Technology businesses in the City are concentrated in engineering and technology services, telecommunications services, computer system design, and data processing.

Table 2 -- Rancho Cordova's Technology Industry makeupⁱⁱⁱ

Type	Establishments	Employment
Manufacturing	8	1,744*
Data processing	15	1074
Engineering & Technology Services	73	1042
Telecommunications services	25	303
Computer system design	19	226
Computer Training	4	9
All Technology	145	4,398

*includes Areojet @ 1,600

Rancho Cordova's data processing, engineering and telecommunications firms tend to locate in industrial and office areas throughout the city. See maps.

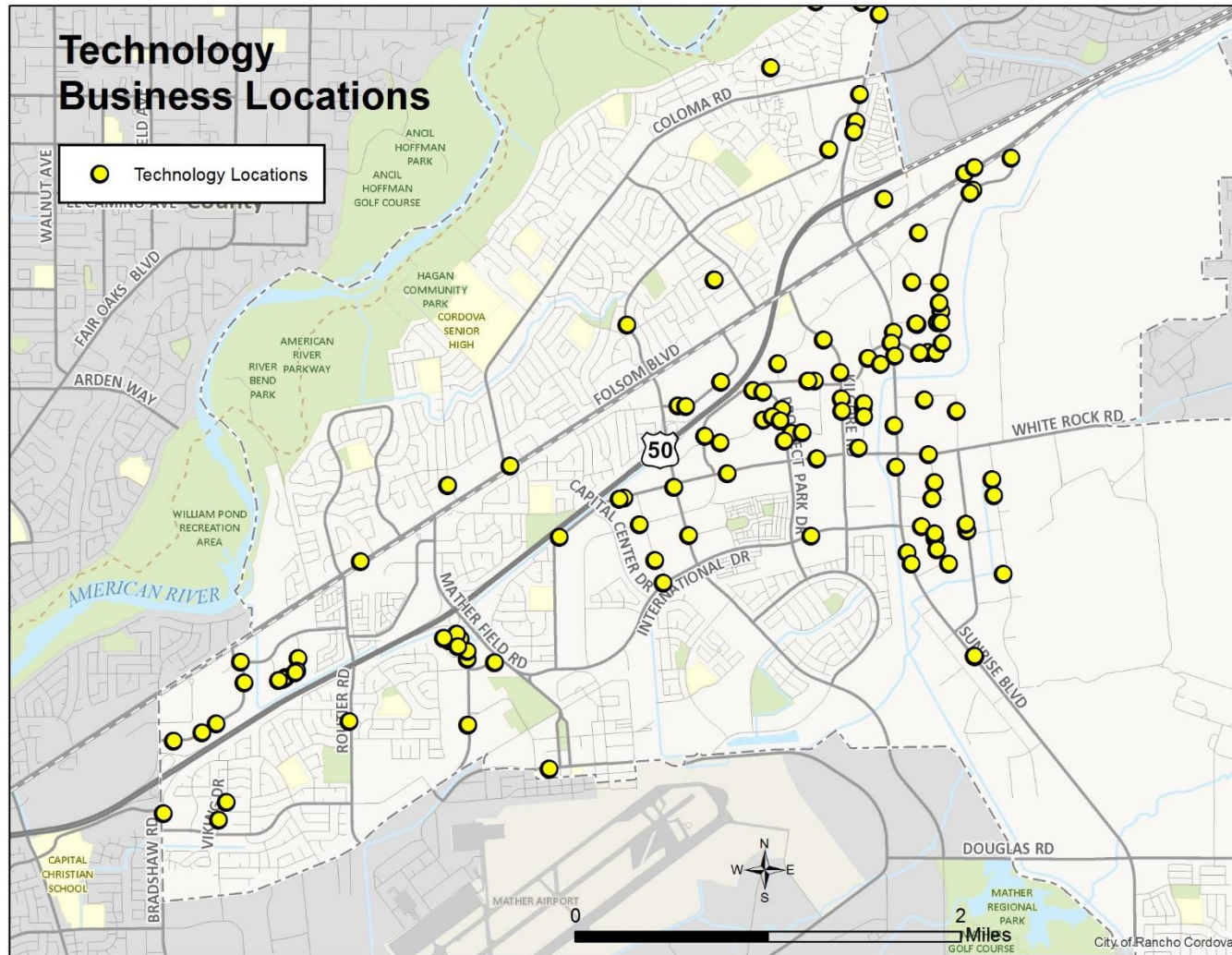


Figure 1 – Technology companies in Rancho Cordova

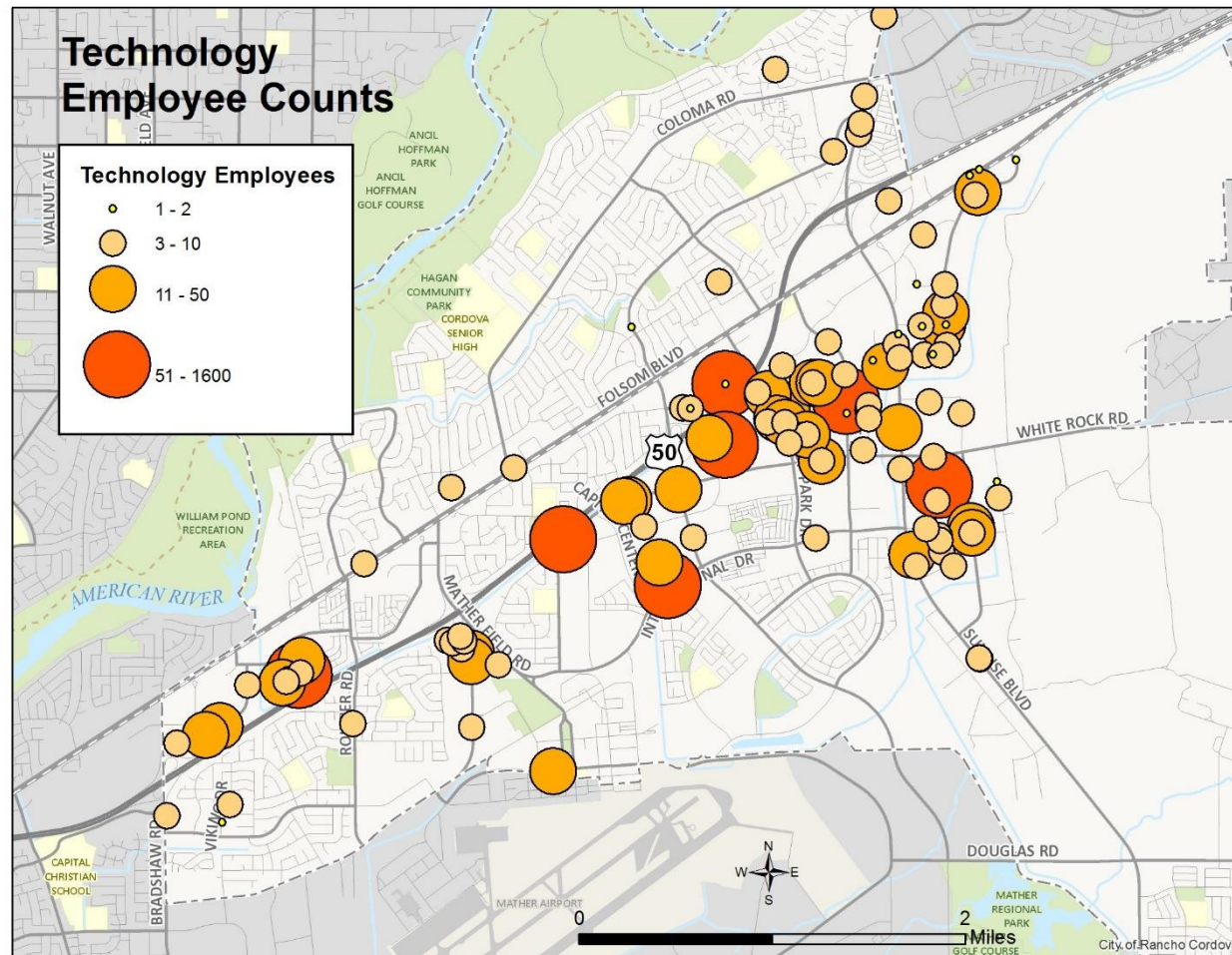


Figure 2 – Technology Employment in Rancho Cordova

Workforce Needs and Growth Potential

Technology Workforce needs

Between now and 2020, the Sacramento region is expected to create 9,420 new jobs and needs to replace 5,616 existing jobs in the Information and Communication Technologies.^{iv} This is one of the region's top 10 regional industry clusters as defined by EDD.^v

Technology is an extremely important sector in the nation as a whole and by extension locally as an economic driver. The Brookings Institute, for instance, defines the "Advanced Industries Sector" as 50 industries that use technology, and states that it employs 80% of the nation's engineers, generates about 85% of the patents, accounts for 60 percent of all US exports, and directly and indirectly accounts for nearly one-fourth of all U.S. employment. Those 50 industries include those in this Technology niche report, plus many others.^{vi} That same report further states that the Sacramento-Roseville-Arden-Arcade SMA ranks 41's in the nation with 56,320 such jobs. Jobs in these industries are filled by high concentrations of those in STEM (Science, Technology, Engineering, and Math) occupations. Education requirements are increasing in mathematical and scientific concepts. Nationally, the average worker in Advanced Industries Sector earns 145% more than the average U.S. worker.^{vii} In the Sacramento region, an architect or engineer earns 14% more than the national average for the same job, a computer and mathematical occupation about the same as nationally.^{viii} Sacramento ranked as the fourth fastest growing U.S. city for tech jobs in 2012,^{ix} a trend which is expected to continue.

Infrastructure Needs

Infrastructure needs

The historic telecommunications grid left over from the development of Mather Air Force Base is a key reason for the strength in telecommunications. Because of this, the City is one of the relatively few Hub or POP sites in Northern California, and there is a significant concentration of fiber optics buried throughout the employment area.^x Staff intends to further investigate the current state of telecommunications infrastructure during the office niche investigations.

Except for engineering and technology services which thrive in flexible office and R&D space, most technology industries locate their facilities in industrial areas, in functional buildings. Data centers in particular have a significant positive impact on community development. They require good roads, water, sewer systems and especially power. Although Data centers employ fewer people per square foot than other typical employers, the high capital investment in equipment more than makes up the difference. Data centers need:

- A high capacity reliable power supply;
- Fast, diverse communications connectivity;
- Secure buildings

City Next step(s)

City Actions to Support the Industry

Most interviews with industry representatives and a more detailed infrastructure analysis will occur during the office and manufacturing analyses, so little input has yet been received. Based in the information in this report, certain next steps are indicated for the City:

1. Study the condition of existing space now or potentially used by technology firms, and particularly space that can be converted into flex space;
2. Make sure local schools, trade schools and universities offer ample STEM curricula, and that the city's education institutions work with employers to meet their needs.
3. Study the City's telecommunications network for its capacity, condition, potential for expansion, and other factors;

Partners

Partners: individual local businesses, California Manufacturers & Technology Association (CMTA), SARTA, Chamber, retail brokers.

References

Table 3 -- SIC codes in Technology niche

SIC	Description
3571-3861	Technology manufacturing, including Computers and peripheral equipment, communications equipment, consumer electronics, Electronic components, semiconductors, space and defense systems, measuring and controlling instruments, electromedical equipment, and photonics.
4822-4899 & 7374-7389	Communications Services
7372	Software publishers
7371-7379 except 7372	Computer systems design and related services
8711, 8748	Engineering services
8734	R&D and testing labs
8423	Computer training

Endnotes

- ⁱ Technology as defined by the TechAmerica Foundation.
- ⁱⁱ Counts from ReferenceUSA as of March 15, 2015 using the same criteria for all communities.
- ⁱⁱⁱ Reference USA December 2014
- ^{iv} “Regional Economic Analysis Profile, Sacramento Region”, August 2014, by the California Employment Development Department, LMI Division, Page 2
- ^v “Regional Economic Analysis Profile, Sacramento Region”, August 2014, by the California Employment Development Department, LMI Division, defines the Information and Communication Technologies cluster as that which:
 - “...includes interdependent industries related to computers and peripheral equipment, as well as software design and manufacturing, computer programming services, installation services, and wireless telecommunications carriers. During 2012-2013*, more than 28,000 people were employed in the region or 2.7 percent of the region’s workforce. Industries with the highest number of projected job openings include:
 - Computer Systems Design and Related Services
 - Computer and Peripheral Equipment Manufacturing
 - Other Telecommunications
 - Wholesale Electronic Markets and Agents and Brokers
 - Semiconductor and Other Electronic Component Manufacturing”
- ^{vi} “America’s Advanced Industries, What they Are, Where they are, and Why They Matter”, by Brookings, 2015. <http://www.brookings.edu/research/reports2/2015/02/03-advanced-industries#/M10420>
- ^{vii} Ibid
- ^{viii} “Occupational Employment and wages in Sacramento-Arden-Arcasde-Roseville, May 2013, U.S. Bureau of Labor Statistics.
- ^{ix} The Dice Report, March 2012: “Fastest Growing Cities for Technology Jobs”
- ^x For instance, Integra Company fiber optics is buried throughout the city in high concentrations <http://www.integratelecom.com/pages/network-map.aspx> and is one of their only two Hub/POP’s in northern California (see the Updated Long-Haul Fiber Map at the same URL).

UNIQUE
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INDUSTRY

Overview

MANUFACTURING & INDUSTRIAL IN RANCHO CORDOVA

Niche Overview

Manufacturing has a fewer number of establishments than office, retail, medical, and construction, but is nevertheless an important niche because it supports almost 4,000 employees and takes appreciable land. Technology manufacturing is represented by seven firms, including Aerojet (aerospace) and VSP One (ophthalmic goods).

As discussed under “Future of Manufacturing” below, the fastest growing manufacturing segment is small niche manufacturing, which matches Rancho Cordova’s smaller industrial spaces well. Aerojet (1,600 empl.), VSP One (200 empl.) and Tri Tool (136 empl.)ⁱ are the City’s largest manufacturers.

Table 1 Common Manufacturing Types in Rancho Cordovaⁱⁱⁱ

Manufacturing Type	No. Of Firms	Empl.	Average Per Firm
Printers/engravers/Newspapers	18	106	6
Machine shops	16	233	15
Wood products	10	89	9
Health Care equipment (incl. VSP)	9	385	43
Sign Makers	8	23	3
Plastics & rubber	6	84	14
Structural steel	5	47	9
Brewers	2	37	19
Various technology mfrs (incl. Aerojet) ⁱⁱ	7	1,544	221
All other Manufacturers (incl. Tri Tool)	77	1,321	17
TOTAL	158	3,869	24

Rancho Cordova has the third largest number of manufacturing firms in the region, and has triple the firms of West Sacramento, Folsom and Elk Grove, as shown in Table 2.

Table 2 Manufacturing in the Region^{iv}

City	Manufacturers ^v
Roseville/Rocklin	507
Sacramento	383
Rancho Cordova	158
West Sacramento	51
Folsom	38
Elk Grove	15

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Industry Locations

Manufacturing Facility& Employment Concentrations

Figure 1 shows that the City's manufacturing sector is mostly concentrated east of Sunrise Boulevard. There is also a secondary cluster in the Business Park Drive/Horn Road area. Manufacturing, Contracting, and Recycling including vehicle recycling make up the industrial sector in the City. Figure 2 shows employment concentrations.

Figure 1 Locations of Manufacturing Firms in Rancho Cordova

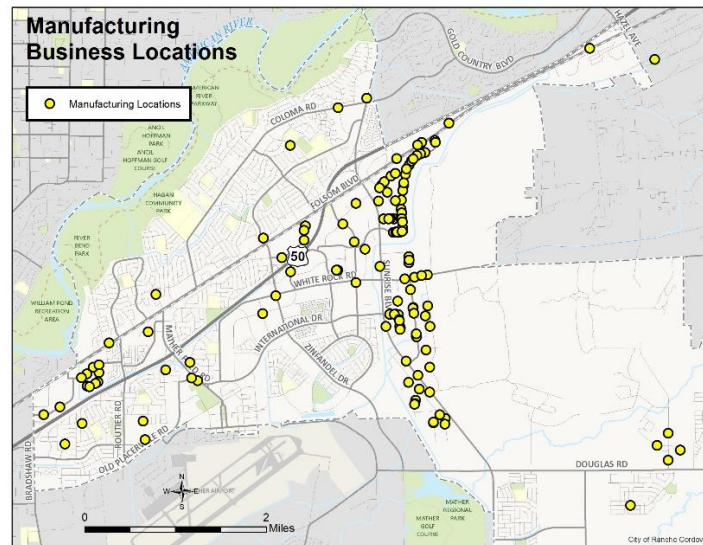
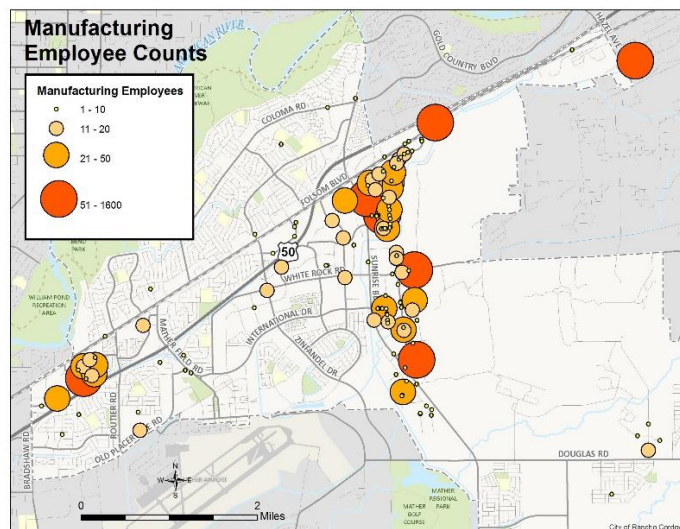


Figure 2 Manufacturing Employment Concentrations in Rancho Cordova



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Industrial
Real Estate

Industrial Real Estate and Buildings

Though the City has 1,185 acres^{vi} of M-1, M-2 and other zones that allow manufacturing, there are a number of firms not classified as manufacturers that occupy industrially zoned buildings and land, primarily contractors and automobile recyclers. The following applies to all users of industrial space.

The Rancho Cordova market has 618 industrially zoned buildings (10% of region) with 12.5 million square feet of leasable space (7% of the region). Eighty six (86) buildings (2 million square feet) are utilized as flex space and 532 buildings (10.5 million square feet) are utilized as warehouse space.^{vii}

Though there are wholesalers and distribution firms located in Rancho Cordova, there are few large distribution warehouses like those in West Sacramento and Woodland. This is primarily a function of Rancho Cordova not being at a transportation crossroads like those other cities. Shipping North-South from Rancho Cordova is not convenient for bulky commodities.

Because of the City's convenient location and industrial concentration, vacancy rates are lower than average and lease rates are slightly higher than average for the region. However, the area is well established, and the existing buildings will need updated interiors over time as demand for modern space increases.

Table 3 -- Manufacturing Space in Rancho Cordova and the Region^{viii}

	Buildings	Total Rentable Area S.f.	Percent of Region s.f.	Vacancy Rate	Quoted Rate (NNN \$/sf/year)
Sunrise Industrial	618	12,509,105	7.1%	7.5%	\$6.50**
Mather Industrial*	247	5,669,672	3.2%	16.0%	\$6.08
Region - wide	6,478	177,231,605	100%	10.2%	\$5.14

*Mather Industrial also includes Horn Road & Business Park Drive.

** Converts to about \$0.54 per month.

UNIQUE LOCAL INDUSTRY

Growth Projections

The CBRE Brokerage firm provides a more detailed breakdown of industrial space in the Rancho Cordova/50 Corridor, which includes Sunrise and Mather.

Table 4
Detailed Breakdown of Industrial Space along Highway 50 Corridor^{ix}

Industrial Building Type	Net Rentable Area	Total Vacant S.F.	Total Vacancy %	Average Asking Rate (\$/Month)
Distribution – Class A	1,164,032	13,980	1.2%	\$ 0.36
Distribution – Class B	2,263,317	296,150	13.1%	\$ 0.37
Light Industrial – Class A	1,126,305	103,375	9.2%	\$ 0.42
Light Industrial – Class B	5,145,300	462,720	9.0%	\$ 0.56
Flex/High Tech/R&D	3,073,578	684,213	22.3%	\$ 0.64
Special Purpose	1,773,694	53,688	3.0%	\$ 0.79
Incubator	3,621,227	326,136	9.0%	\$ 0.56
Total	18,167,453	1,940,262	10.7%	\$ 0.55

The Future of Manufacturing

Among the types of commercial space, retail is picking up and Industrial has also been improving. According to brokers we interviewed, small users are finally starting to lease industrial space again. Office leasing is slowest to pick up after the recession. Employment in construction, education and health care are expected to recover most quickly. Employment in manufacturing is expected to recover slowly over time. ^x Industrial flex space vacancy rates in the region have ranged from 14.1% in 2006 to 21.2% in 2010, to 17.3% today. ^{xi}

Niche manufacturing and artisan manufacturing – small makers of specialized products – are a growing phenomenon in the U.S. Microbreweries are included.

“According to the US Census Bureau, over 75% of US manufacturing firms employ 20 or fewer employees. Although these firms make up only 9% of US manufacturing jobs, they are by and large the types of businesses that have been growing and creating jobs since the recession. This is due to a variety of factors, including changing consumer habits as well as the rising cost of doing business overseas.” ^{xii}

Between 2012 and 2022, the Sacramento MSA, which includes El Dorado, Placer, Sacramento and Yolo Counties, is expected to add 2,900 manufacturing jobs, which is 8.6 percent total growth and an annual average growth of 0.9%. Employment growth will be much stronger in the construction and contracting sector (20,000 new jobs and 5.4% annual growth) -- already strongly represented in the City. Thus, available industrial land in Rancho Cordova is much more likely to be filled by contractors and home improvement retailers than by manufacturers. ^{xiii}

UNIQUE
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INDUSTRY

Internet
Service

Infrastructure

Internet Service and Fiber Optics

Internet service can be provided to businesses through existing phone lines, fiber optics lines, and/or wireless connections.

Existing Phone Lines with Copper Wire

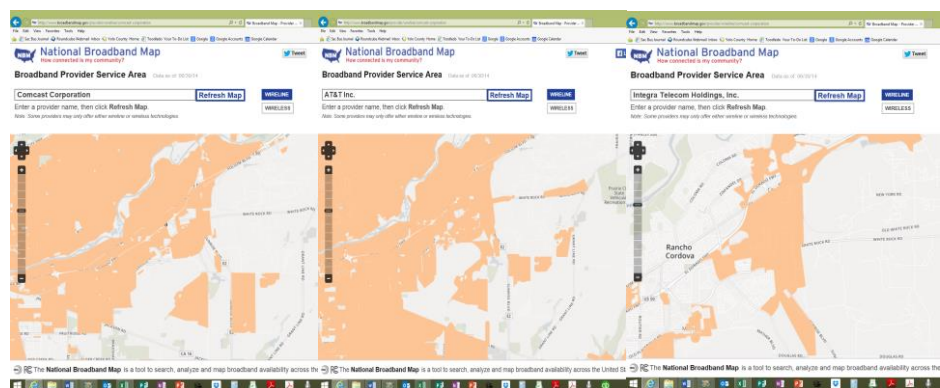
AT&T “U-verse” and Comcast “Xfinity” typically provide Internet service through existing copper wires, which connect to a fiber line at their nearest node, and which are enhanced to provide DSL speed. Small businesses (download service needs under 100 Mbps^{xiv}) can usually be accommodated in this manner. However, DSL service in Rancho Cordova is slower than that. DSL slows with distance, and Rancho Cordova is at the end of the line, about two miles from the nearest fiber connection in Fair Oaks.

Fiber

Larger data needs typically require fiber to the building, which once served is described as “lit”. Unlike the office areas of town which are fully served by multiple fiber providers, there are some areas in M-1 and M-2 Zones east of Sunrise Blvd. which lack fiber. These include the northern industrial area (Mercantile and eastern Trade Center Drive, and southern industrial area (e.g. Monier Circle and Recycle Road).

Several interviewees from these underserved areas say they lack adequate Internet service, and that high-speed internet is either not available or prohibitively expensive. The service coverage maps of AT&T and Comcast do cover most of the non-fiber areas, but still have gaps. The Integra fiber service map appears more complete^{xv}.

Figure 3 Internet Service Coverage Rancho Cordova Industrial Areas



Wireless

In addition, newer “Fixed Wireless” (or “Wireless Air Fiber”) Internet service is available throughout the M1 and M2 zoned areas by Succeed.net (and perhaps others) with data capacities that match fiber. Succeed.net claims to focus on

UNIQUE LOCAL INDUSTRY

underserved areas. The building owner/ tenant needs to mount a dish on their roof, then connect wirelessly to the Succeed.net microwave network. Pricing of this service was not researched for this report, but should be explored.

Figure 4 Succeed.Net Internet Service Coverage and Speeds

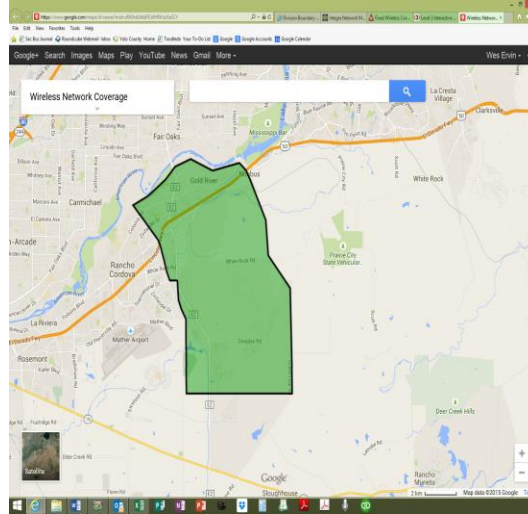
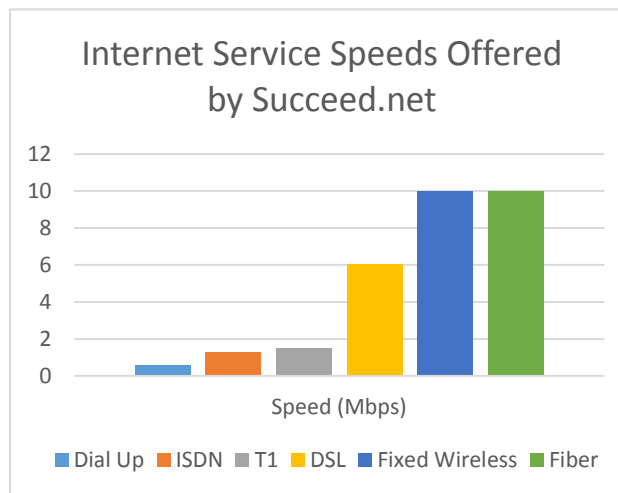


Figure 5 – Internet Service Speeds



Internet Service Discussion

Complaints from smaller firms have been consistent – existing service is too slow or too expensive, DSL is slow and T-1 is expensive to install. Fiber is not available or way too expensive to lay for a single customer. Smaller firms do not have the funds to individually pay high connection fees. Though there are several industrial 'lit' buildings which appear to be served by AT&T, Integra &/or Comcast^{xvi}, these building owners may have paid large fees to have fiber extended to their individual buildings. Fixed Wireless was not mentioned by interviewees, either because business owners are either unaware of its availability or put off by its costs.

The City and Chamber have an opportunity to bring these small users together so that maybe as a group they can jointly entice a server to install to multiple

UNIQUE LOCAL INDUSTRY

Electricity and Gas

Signage

locations at the same time. Bringing these users together would start with a survey to better understand specific needs.

The City itself may also be able to participate directly. The City owns a 100 foot tall wireless tower by the Police Station which has potential to be outfitted to serve the industrial areas, and existing street light conduits may be useable for fiber installations to businesses. Lastly, there may be some “dark fiber” in the city that has already been lain. Dark fiber is an existing line that is not actively carrying traffic but could.

Electricity

Manufacturers and data centers are the heaviest power users in a community. Electricity was not mentioned as an issue interviewees. SMUD serves power to Rancho Cordova. The new substation near Security Park, plus the City’s three other substations, ensures that adequate power is available to all users, including manufacturers.

Natural Gas

Natural Gas is essential to some manufacturers, especially those who have furnaces or otherwise use heat in their manufacturing processes. It is also a cost-effective alternative to electricity in some circumstances. Among the list manufacturers in Rancho Cordova, a handful of industrial occupants may be the type to need gas service, including plastics molders, breweries, aerospace, and chemicals. The small number of gas users may also be a function of lack of gas service in the first place.

Gas appears to be spotty in the industrial area. Scribner Plastics uses gas to melt plastic in its manufacturing process. Few others, if any, in the area have furnaces or heaters requiring gas. The City should work with PG&E to expand existing lines so the newer industrial areas can accommodate heavier manufacturing processes.

Outdoor Advertising by Industrial Area Occupants

As the interview comments below show, several small business owners want to erect freeway-visible signs on their buildings. They also stated that they were stymied in the past, either by Caltrans or by City staff. The Caltrans policy:

“Outdoor Advertising Permit Requirements Outdoor advertising displays require a permit from Caltrans if they are within 660 feet from the edge of the right-of-way and viewed primarily by persons traveling on the main-traveled way of the freeway. Permit Requirements are available on the Internet at http://www.dot.ca.gov/hq/oda/permit_requirements.htm. Some of the requirements include: the location must be zoned commercial or industrial; the applicant must have property owner consent; the applicant must have building permit from local agency; there must be a business activity within 1,000 feet of proposed display; and the display may not be located adjacent to a landscaped freeway or scenic highway. In addition the display must be 500 feet from any other permitted display and not exceed 1,200 square feet in size.”^{xvii}

UNIQUE
LOCAL
INDUSTRY

Business
Interview
Comments

Manufacturing Business Interview Comments

During the preparation of these reports, 33 manufacturers and industrial brokers were interviewed, either in three focus groups or individually. There appear not to be significant differences of opinion between user types (i.e. insurance, medical, engineering and technology).

1. A comment by a City staffer, which has been echoed many times over:
 “I’m making phone calls today and just called a family-run manufacturing business who can’t come to the focus group meeting next week, but said to let you know they’ve been in business here since 1973 and have grown from 4 employees to 100 employees and Rancho Cordova can’t do anything for them except to continue to remain a business-friendly community.”
2. There is some concern about the proximity of future housing in Rio Del Oro to the existing manufacturing businesses, and whether new homes will complain about 24-hour noise. The businesses in the area need some reassurance about the proposed buffers and future industrial development in the flight path.
3. There is also concern about whether International Drive will eventually be extended through to Rio Del Oro, taking some properties. Those in the path of the extension are concerned, but there is recognition that big parkways aid traffic and truck circulation. It appears that this extension is 20-40 years out^{xviii};
4. Natural Gas service appears to be spotty in the industrial area and non-existent on Luyung Dr. Some get by with propane service or all-electric service;
5. People sometimes drop off junk onto streets at night, this is a larger problem on Recycle Road. In addition, drivers often load trucks and do other work on the City streets instead of in a yard or on private property. This sometimes causes temporary traffic or driveway blockages that inconveniences others in the area.
6. There is very little knowledge about the CordoVan service. This service should be expanded and promoted, especially in the Grapevine newspaper, if not already;
7. Rancho Cordova is a great place to do business. The City is “business friendly”; but does have some problems. It is still dead in the evenings^{xix};
8. The City is “surrounded by everything”, restaurants, light rail, especially in east Rancho Cordova (Fite Circle, Horn Road & Business Park Drive). Access to Highway 50 is good for the most part. One can generally get everywhere quickly;
9. The Enterprise Zone credits were huge for several companies. The Governor made a mistake taking them away;
10. Internet service gets mixed reviews. There are four main internet

UNIQUE LOCAL INDUSTRY

providers in the City: AT&T, SureWest, Comcast, and Integra. Though service has been extended to larger customers, extending fiber eastward along Folsom Boulevard, for instance, would be quite expensive. Businesses appear to be able to transition from DSL to T-1 as needed. Fiber is available, but connecting is not possible without exorbitant fees;

11. Sunrise Blvd. is a “nightmare” to travel on. Staff of various businesses adjust their commute hours and choose where they live to avoid Sunrise Blvd. and other heavy trafficked intersections. Two have specifically complained about poor signalization on Sunrise Blvd. at Folsom Boulevard with long red lights and short green lights. The planned perimeter loops will ultimately help congestion;
12. Rancho Cordova is not the easiest, but not the most difficult permit process. Sometimes response is slow. When needed, applicants have contacted members of the City Council, Curt Haven and Amanda Norton for expediting. The currently embraced Permit Simplicity program will be a help;
13. Metro Fire is commonly singled out as having “belligerent inspectors who demand exorbitant fees for minimal work.”^{xx} The actual corrections demanded are not an issue, just attitudes and fees;
14. Signage, especially sandwich boards and signs visible from the freeway, are inconsistently regulated by the City. Some are allowed, some are not;
15. FEDEX and UPS service is good, but rates are increasing. Customers are starting to seek less expensive alternatives;
16. The Rancho Cordova Chamber of Commerce can become a more effective business advocate over time;
17. Rancho Cordova should not raise the minimum wage or take other anti-business actions some cities are considering;

Broker Comments

Additional Industrial Broker Comments

1. Rancho Cordova is a lower cost area for smaller industrial users. There is ample product right now. The right pricing sells quickly. Rents vary, with good freeway or street access available. Sites with yard space at 10-20,000 square feet are especially coveted;
2. Rancho’s industrial product is older, with some exceptions. These buildings often lack the higher parking ratios (should be at least 2-3 per 1,000 s.f.) demanded by newer industrial users. Newer tenants are trending toward multi-use, with manufacturing, warehousing, offices and showrooms all in the same facility. These combinations typically require higher parking ratios. The Horn Road area is better parked;
3. Security Park is a tough sell today. Even though it is less expensive (\$0.15/s.f.), it is remote with limited infrastructure. It is, however, a good area for hard-to-site users. The 80 acres immediately east is a good candidate to be developed and marketed.

UNIQUE LOCAL INDUSTRY

4. Rancho's industrial product is also concentrated on smaller users under 15,000 square feet. Finding space for larger users becomes problematic in the City. It would help if the City could entice a builder to erect a 100-150,000 square foot divisible building with 22-24 feet clear heights;
5. The industrial land on South Zinfandel Dr., under the flight path, is user-ready and should be promoted by the City as the next to build;
6. Any fast-track process the City sets up must actually perform. Too many communities claim to have fast-track processes but do not. The City's new "Zoning Check" software will be helpful;
7. Fees are too high. Rancho Cordova is mid-range @ \$12-15 per 100 square feet. They are about \$6 in Woodland, \$7 in Sacramento, \$20 in Roseville, and \$8-15 in most other places. Costs become competitive at \$8.00. If reductions are not possible, then deferrals and financing tools are helpful. Smaller users, in particular have a small tolerance for extra fees, and will abandon a project if they become too onerous;
8. Function should trump beauty in industrial areas. Industrial facilities are analogous to "the garage" of the home. The garage is not subject to the same aesthetic rules as other parts of the house. Therefore signage, fencing, landscaping, building appearance and other regulations should reflect this philosophy;
9. Create and publicize a one-page services fact sheet so a buyer or tenant knows fees, utilities, the zoning and approval process, and who to contact;
10. Get City Council out of day-to-day project decisions. Some councils make too many individual permit decisions that should have been delegated to staff. This adds cost, uncertainty and inconsistency because of the possibility of a single council member expressing a last-minute personal preference about design, paint color, fence material, etc. Delegate to staff whenever possible;
11. Executive housing is not a problem. Even though there is very little in Rancho Cordova proper, there is plenty in Gold River, Folsom, El Dorado Hills, etc. within an easy commute. This is not a negative for business attraction;
12. To fill its vacant spaces more quickly, Rancho should market its strengths – construction, auto repair and dismantling, etc.;
13. Promotional/branding ideas include:
 - a. Affordable and right-pricing here;
 - b. A nice place to run your business;
 - c. Executive housing nearby;
 - d. Strong contracting and home improvement;
 - e. Positive Work/live lifestyle for smaller businesses;
 - f. Clean work and living environment as a whole.

UNIQUE
LOCAL
INDUSTRY

Recommend
ations

Recommendations

1. Form an industrial and manufacturing forum with topics including Internet service, Rio Del Oro, natural gas, permitting, etc.;
2. Improve Internet service to the City's industrial areas:
 - a. Survey occupants of the City's' industrial zones to get details on the quality and price of their internet service;
 - b. Talk to Comcast, AT&T, Integra and perhaps others about their services in the M1 and M2 zones.
 - c. Convene a meeting with industrial tenants in the areas who feel they do not have adequate Internet capacity. Discuss service and pricing options.
 - d. Devise a strategy to entice one or more fiber companies to lay the missing fiber; Investigate connecting wirelessly via Succeed.Net, Fortis Telecom and/or others, perhaps by establishing a cooperative fund and/or issuing an RFP;
3. At the appropriate time, convene a meeting or otherwise inform the businesses in the area about the Rio Del Oro master plan, including proposed parkland buffers, any extension of International Drive, and future industrial development in the flight path;
4. Encourage the south Zinfandel industrial area – under the flight path -- to develop. The infrastructure there is ready;
5. Work with PG&E to complete gas service over time to existing areas, and to the new industrial area as it is built;
6. Step up interaction with Metro Fire about its inspection process, including working with Gay Jones, the District 8 Board Member;
7. Advertise CordoVan service and its routes in the Grapevine, if not being done already;
8. Review the existing sign ordinance and liberalize it whenever possible. Work with Caltrans and Planning Department to allow selected signage visible from the freeway. Set up an ad hoc business advisory group to help with these issues. Caltrans outdoor advertising requirements can be found at http://www.dot.ca.gov/hq/oda/permit_requirements.htm;
9. Strengthen networks for employment into the manufacturing businesses from postsecondary schools, high schools, neighborhood centers, Sacramento Works, and other employment and training providers;
10. Establish permit ombudsperson, especially for the smaller companies that have little or no experience getting permits or licenses. The ombudsperson can set up workshops and industry meetings to improve communications.
11. Ensure that future roads include utility easements, including set asides for 69 Kv overhead power lines.

Businesses in Manufacturing and Industrial niche with 20 or more Employees

Adema Technologies Inc.
American River Brewing Co
AMPAC Fine Chemicals LLC
Aerojet Rocketdyne
Api Technologies Cmt Filters
Bakemark USA LLC
California Job Journal
Cesca Therapeutics Inc.
Chemical Technologies Intl
Com Sonics
Cybo Energy Inc.
Design Rite XI
Direct Digital Controls Inc.
El Dorado Molds Inc.
Elite Optical Co
Form & Fusion Manufacturing, Inc.
Girard Development Inc.

J L Haley Enterprises
KATZ & Klein
Northern Ca Injection Molding
Omega Products Intl Inc.
PROMAX Tool Co
River City Millwork Inc.
Russell Mechanical Inc.
Scribner Plastics
Star One Investments
Stewart Tool Co
Sunrise Manufacturing Inc.
Tri Tool Inc.
VSP One
West Coast Computer Exchange
Western Contract
Woodmack Products Inc.

References

- ⁱ Tri Tool, Inc. is the only firm in SIC 508425, Machine Tools.
- ⁱⁱ Technology is discussed in a companion report in this series entitled “Technology in Rancho Cordova”
- ⁱⁱⁱ Reference USA, December 2014
- ^{iv} Reference USA, March 2015
- ^v Reference USA, December 2014
- ^{vi} Rancho Cordova General Plan, Land Use Element, Table LU-4
- ^{vii} Costar Q1 2015 Industrial Market Report
- ^{viii} Costar Q1 2015 Industrial Market Report
- ^{ix} CBRE MarketView, Industrial Q1 2015
- ^x “Rancho Cordova Industry Overview, Niche Identification, Business Interviews and City Actions”, Table 4. Presented to the City Council on May 4, 2015
- ^{xi} Industrial Research and Forecast Report, Sacramento Region, Q4 2014, by Colliers International
- ^{xii} BBC News – “US Manufacturing: the rise of the niche manufacturer” Feb 19, 2015
- ^{xiii} 2012-2022 Industry Employment Projections for Sacramento-Roseville-Arden-Arcade Metropolitan Statistical Area, by EDD-LMID, published December 2014.
- ^{xiv} Mbps = Million bits per second. Not to be confused with MBps, or Million bytes per second, which is much faster. According to Comcast, a download speed of 25Mbps is adequate for small business with 2-4 users, and 75 Mbps can accommodate a medium business with 10 users and heavy Web browsing. Packages in all these ranges are offered between \$100 and 250 per month. See <http://business.comcast.com/internet/business-internet/plans-pricing> and http://www.getintegra.com/services/Business_Broadband_Internet.php.
- ^{xv} <http://www.broadbandmap.gov/provider/wireline>
- ^{xvi} www.fiberlocator.com
- ^{xvii} From “Landscaped Freeways and Outdoor Advertising Displays” at http://www.dot.ca.gov/serp.html?q=signs+along+freeways&cx=001779225245372747843%3Auh1ozfcfcdu&cof=FORID%3A10&ie=UTF-8&siteurl=http%3A%2F%2Fwww.dot.ca.gov%2Fdist3%2Fdepartments%2Fplanning%2Fesm_index.htm&submit.x=8&submit.y=11
- ^{xviii} Communication with Public Works Department on 6/30/15;
- ^{xix} The companion report, “Office Industries in Rancho Cordova”, discusses evening amenities at length.
- ^{xx} Quote from an individual interviewee. Strongly stated, but sentiment we heard many times. Staff committed to keeping all interview and focus group comments confidential, and to aggregate them when possible.

UNIQUE LOCAL INDUSTRY

Industry Overview

COLLEGES AND VOCATIONAL TRAINING IN RANCHO CORDOVA

Rancho Cordova is home to 24 colleges and private vocational and trade schools, with five institutions just outside the City limits. Employees and residents can find general 2- and 4-year degrees, or a myriad of specialized degrees and certificates including in professions such as aircraft piloting, fashion design, computers, and dental hygiene to name a few.

Rancho Cordova has a good share of the technical and trade schools in the region.

Table 1 – Colleges & Private Postsecondary Schoolsⁱ

Location	Establishments
Rancho Cordova	24
West Sacramento	10
Roseville	9
Folsom	8
Sacramento City	75

Locations of Cluster

The schools are spread throughout the City, embedded within the City's concentration of office buildings and shopping centers. This makes sense as the space needs for schools are generally identical to those of office users. Some schools acknowledge locating here to take advantage of proximity to so many potential employers for their graduates and proximity to young residents headed for jobs in various trades.

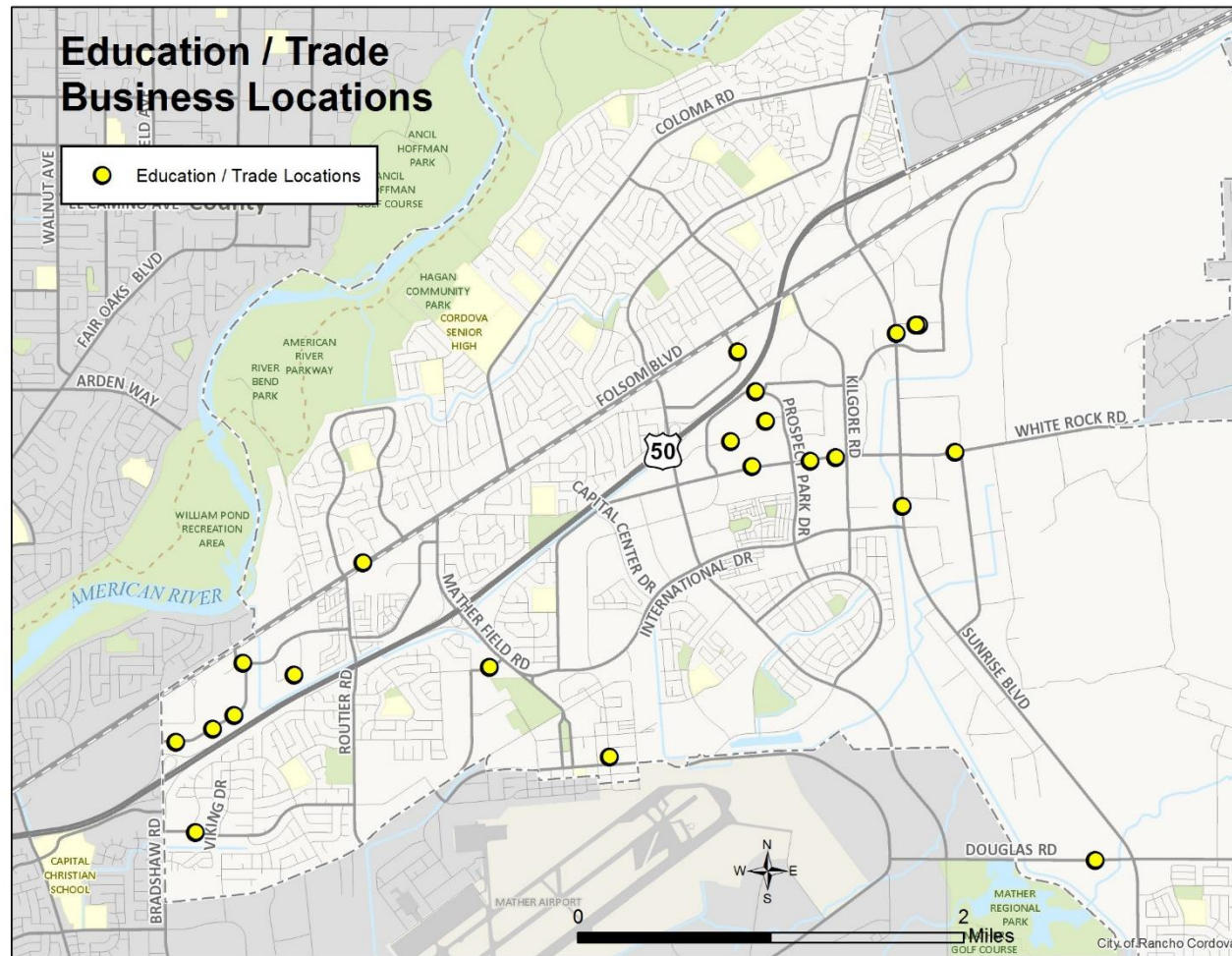


Figure 1 – Education and Trade Schools in Rancho Cordova

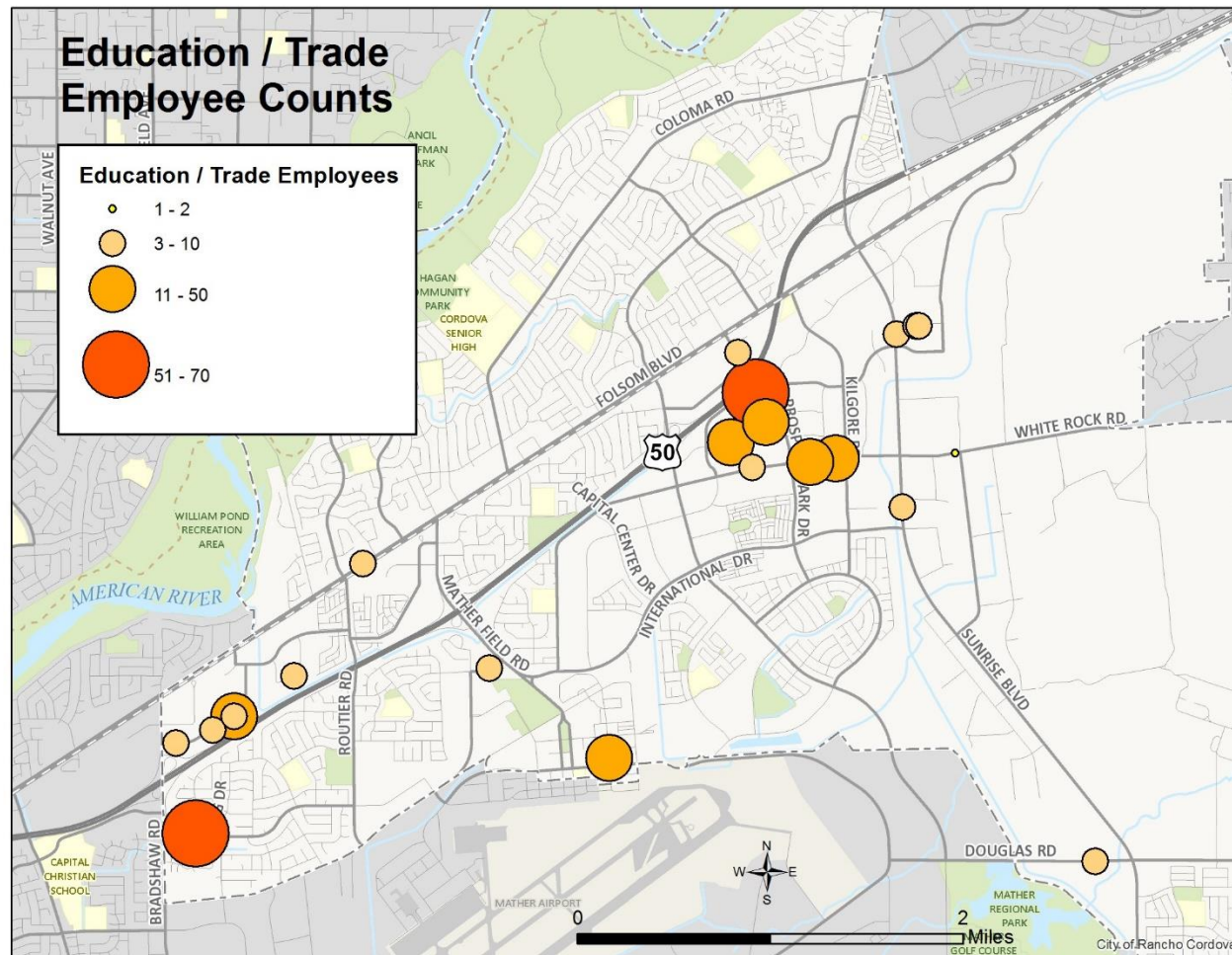


Figure 2 – Education and Trade School Employment in Rancho Cordova

Growth Potential

The Future of Technical Education

As baby boomers and their offspring age, fewer people are of traditional college age. Because of declining enrollments, liberal arts colleges and universities everywhere have been struggling to maintain student throughput. Trade schools, however, are experiencing growing enrollments, primarily because of the large number of people re-training for new careers. Rancho Cordova's education niche will continue to be strong as long as the City remains a large employment center in need of skilled workers.

Employment, Wages and Growth

Employment and Wagesⁱⁱ

Education is the second fastest growing industry in the Sacramento Region and is expected to grow 31.0% between 2012 and 2020. Post-recession wages for teachers are increasing. For example, the average annual wage for a secondary school teacher in the Sacramento-Roseville-Arden-Arcade MSA was \$67,916 in 2014, up from \$62,642 in 2011 (+8.4%). The average annual wage for a Postsecondary Nurse Instructor or teacher was \$82,364 in 2014, up from \$66,289 in 2011 (+24%). Other occupations are also enjoying increases. A Postsecondary Vocational Education Teacher earned \$62,301 in 2014, up from \$56,511 in 2011 (+10%). The average annual wage for all teaching and library professions was \$56,353 in 2014, up from \$55,407 in 2011 (+2%). As the need for skilled craftsmen, cashiers, health practitioners and office professions continue to increase over the next decade, so will the need to teach the requisite skills.

Infrastructure

Infrastructure needs

Primarily, schools need space that can be divided into classrooms and ample parking. Their telecommunications needs are similar to but less demanding than the technology industry. Attractive office space is more of a premium to schools than to processing centers.

City Next step(s)

Based on interviews and other research, the City's best actions include:

1. Help candidate schools find suitable facilities and locations;
2. Invite existing school representatives to a series of roundtables;
3. Improve communications between employers and schools so that graduates are fed into the job pipeline;
4. Promote the existing education cluster outside the City;
5. As Los Rios/Folsom Lake College expands at the Mather Pulse Point, build a node of other services and shops to help the new location thrive

Partners

Partners:

Greater Sacramento, SARTA, Sacramento Jobs, GoBiz, SBDC, Higher Education, Entrepreneurs, Chamber, local industry groups, others.

References

List of Colleges & Postsecondary Schools in Rancho Cordova

Advanced Security Institute	Licensed Contractors Insurance
Agee Fashion INstitute	National Career Education
Anthem College	National University Sacramento
California Northstate College	OSC Computer Training
Click It	Pearson Education
Contractor License Schools	Pinnacle College
Contractors Intelligence Schl	San Joaquin Valley College
Los Rios/ Folsom Lake College, RC Center	Simcheck International
Forklift LLC Svc	Sonic Training
Heald College-Rancho Cordova	Strayer University (Verizon Campus)
ITT Technical Institute	Truck Driving Academy
License Instruction School Inc	Western Electric Contractors Assn

Schools Just Outside the City Limits

ABC Bartending College	Embry Riddle Aeronautical University
Bryan College	Ives Training Group
	UC Cooperative Extension

Table 2 -- List of SIC codes in education niche

SIC	Description
8221	Schools, Universities, & Colleges Academic
8222	Junior Colleges and Technical Institutes
8243	Computer Training
8249	Schools, Industrial, Technical and Trade
8299	Driving Instruction, Educational Centers
5943	Educational Materials

Endnotes

ⁱ ReferenceUSA SIC 8221-8229

ⁱⁱ Occupational Employment Statistics and Wage Data, by EDD LMID, 1st Quarter 2011 and 1st Quarter 2014.

UNIQUE LOCAL INDUSTRY

Industry Overview

Recreation & Entertainment

ENTERTAINMENT, RECREATION & LODGING IN RANCHO CORDOVA

Rancho Cordova is competitive in the region with its existing concentration of firms whose primary business relates to recreation and entertainment, including active and passive opportunities for physical health and entertainment.

In addition, the City has 16 lodging establishments with 2,015 rooms that are mostly occupied by business travelers during the week, but also host some recreational travelers. Lodging is discussed starting on Page 3.

Recreation and Entertainment

Table 1 – Firms in Recreation and Entertainment in the Regionⁱ

Jurisdiction	Recreation Firms*	Total firms	Percent of all Firms
Rancho Cordova	85	3,360	2.5%
Roseville	182	7,209	2.5%
Folsom	109	3,759	2.9%
West Sacramento	48	1,840	2.6%
Elk Grove	122	4,284	2.8%
Sacramento City	877	38,209	2.3%

*To maintain accurate comparisons between jurisdictions, this is raw data from the ReferenceUSA database. Table 2 has a more accurate count refined for Rancho Cordova's city limits.

The largest component of recreation/entertainment in the city appears to be organized clubs that offer fitness.

Table 2 -- Rancho Cordova's Recreation/Entertainment Industry makeupⁱⁱ

Type	Establishments	Employment
Video rentals and taping	7	20
Instruction (dance, karate, gymnastics, baseball)	16	103
Entertainers and centers (adult, karaoke, clubs, casinos, etc.)	13	226
Health and sport clubs & centers (incl. gymnastics & fitness)	20	181
Services (bounce houses, museums, consultants)	9	166
Public parks, museums, etc.	7	68
TOTAL	71	739



Unique recreation

Rancho Cordova has a number of unique recreation opportunities that draw customers from outside the area, including instruction and competitive events. Some of the most interesting facilities include:

- The Club Francais De Sacramento, which has one of only 51 petanque centers in the United States, and which hosts national tournaments (Petanque is a variation of Bocce ball);
- The Sky High Sports trampoline center, which is co-located with a number of other fitness centers on Folsom Boulevard, including Cross Fit, Gymnastics, swimming, Granite Arch rock climbing, and indoor soccer;
- The 73,000 square foot Rancho Cordova Sports and Event Center, which books basketball, volleyball, and other indoor sports, and which rents its facility out for conferences and trade shows;

The users of these and the other facilities in the city like their central location, ease of access, and nearby hotels and restaurants. These facilities are generally tied in with organizations that help promote them, including the Convention & Visitors Bureau, the Chamber, and the Community Council.

Location(s) of Cluster

Rancho Cordova's recreation and entertainment firms tend to locate in different areas throughout the city, depending on the space needs of the facility. Larger indoor sports venues typically locate in industrial areas, fitness gyms tend to locate in retail spaces, and outdoor facilities at the Mather Sports Complex and other park facilities. See Figure 1.

Local hotels and motels are primarily located in highly visible highly traveled locations close to the city's employment center.

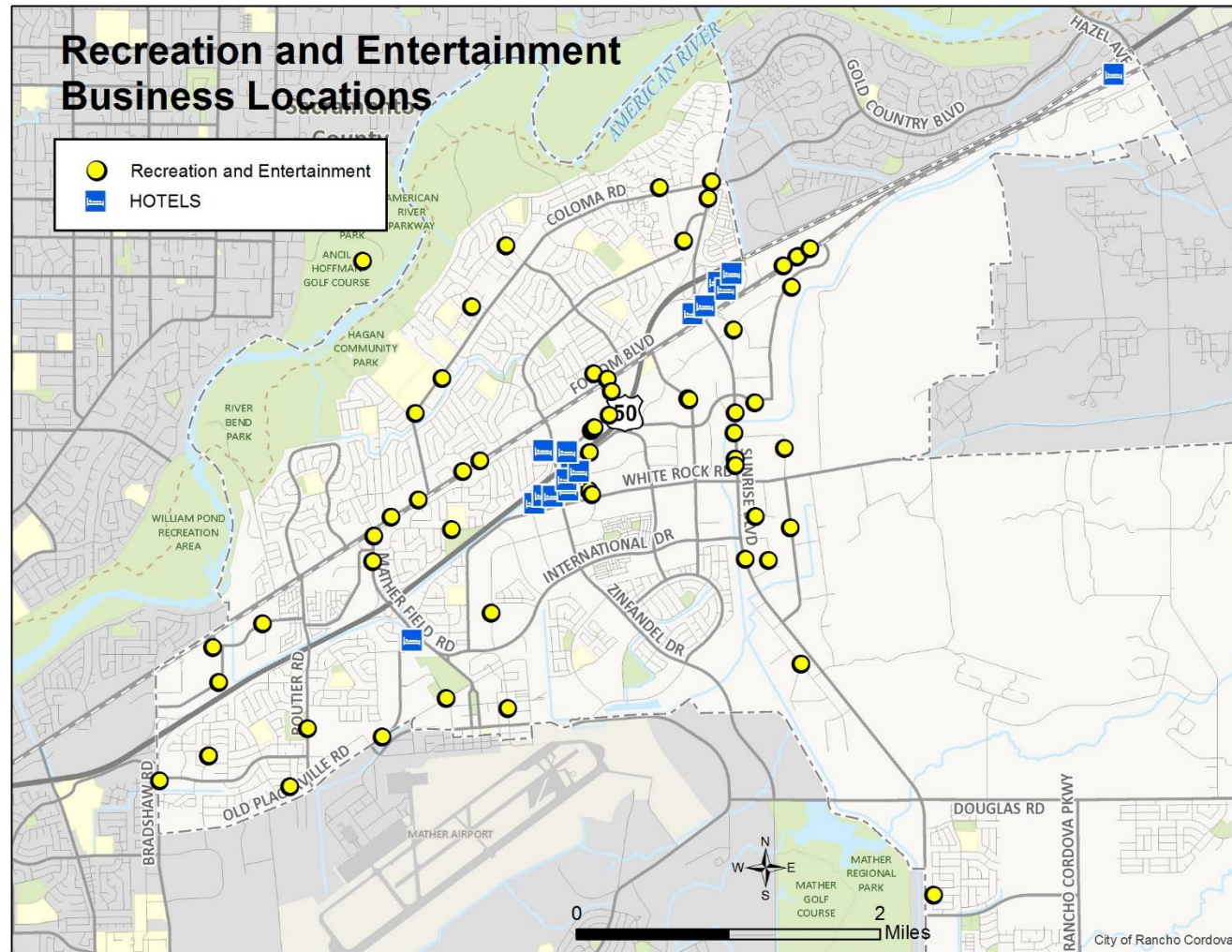


Figure 1 – Rancho Cordova Recreation, Entertainment and Lodging Facilities

Lodging

LODGING

As noted above, the City has 16 lodging establishments that are mostly occupied by business travelers during the week, but also host some recreational travelers.

Table 3 – Selected Facts about Rancho Cordova’s Lodging Industryⁱⁱⁱ

Selected Lodging Data^{iv}	Data	Comment
Lodging Establishments	16	See list below
Rooms	2,015	
Average number of rooms each	126	
Total Employees	521	
Average employment per establishment	32.6	
High Season -- over 68% occupancy	April - October	Coincides with business and leisure travel seasons.
High Days of the Week – Over 70% occupancy	Tues, Wed, Sat	Mix of business and leisure travelers
Average total number of Rooms available in 2014	771,264	
Average annual lodging revenue in the City, 2014	\$35.9 Million	
Transient Occupancy Tax (TOT) Collected in 2014 @ 12%	\$2.64 Million	Some is used by the Rancho Cordova CVB to promote visitation, some is shared with the County, and some provides city services.

TOT revenues to the City decreased between 2006 and 2010 due to the recession, but increased in 2010 due to the annexation of five properties. Since 2011 revenue has been steadily increasing^v and should continue with small but consistent growth as long as economic recovery continues.^{vi}

Niche Industry Issues

Niche Industry Interview comments

A number of recreation, entertainment and lodging interviewees have indicated the following priorities:

1. “if your child is in competitive sports, you come to Rancho Cordova”^{vii}
2. Increase police patrols. Though actual crime is no worse than other communities, the visible presence of homeless near hotels, Light Rail and other locations conveys the impression that there is more crime than actual crime levels.
3. The city is known to lack a movie theater and other traditional entertainment amenities, and is working to create these missing components.
4. Improving curb appeal at key locations and throughout the city is an important need;
5. Increasing the number of amenities during the evening, and ones that can be easily walked to such as restaurants and events;
6. Building more flex space for events for multiple uses;
7. Industry representatives are interested in joint marketing with the City and other entities, including:
 - a. Publishing a recreation map of the city, including a GPS database;
 - b. Attracting conventions and sports events;
 - c. Linking to social media via a shared hash tag
 - d. Improved signage to various facilities
 - e. Creating a standing events team to bid on conventions, tournaments and other opportunities;
8. The Parks District should consider reducing fees for lighted practice. The park usage fees are twice that in other jurisdictions;
9. Improving public transportation to and from venues;
10. Linking with schools and others for more after school programs
11. Keeping startup costs for small businesses low;

City Next Steps

Based on interviews and other research, the City's best actions to aid this industry include:

1. Advertising the amazing concentration of facilities in the city, especially joint promotion and advertising;
2. Convening a working group to identify joint marketing possibilities, and participating in appropriate marketing activities;
3. Creating a small business loan program;
4. Helping to keep the cost of recreation programs affordable;
5. Engaging with the CVB, Chamber, Community Council and others on various collaborative programs and events.

Partners

Partners: individual local businesses, Rancho Cordova Convention and Visitors Bureau, Cordova Community Council, Chamber, Rancho Cordova Recreation and Parks District, others.

Reference Materials

Table 4 -- SIC codes in Recreation, Entertainment and Lodging Niche

SIC	Description
075225 - 075228	Equestrian centers and training
4725	Tour operators
79xx	Amusement and Recreation Services
84xx	Museum, Art Galleries, and Botanical and Zoological Gardens
701101	Hotels and Motels

Selected Rec & Entertainment Establishments

24 Hour Fitness
 California Family Fitness
 Cordova Rec and Park District
 Cordova Restaurant and Casino
 Curves
 Déjà vu
 Granite Arch Climbing Center
 Mather Sports Center
 Planet Fitness
 Premier Performance
 Reserve America
 Sacramento Children's Museum
 Sacramento Motorcycle Rental
 Sports Leisure Vacations
 Sky High Sports Sacramento
 Technique Adventure and Activity
 Terry's Total Fitness, Inc.

Hotels and Motels in Rancho Cordova

Best Western
 Comfort Inn
 Courtyard-Sacramento/Rancho
 Crossland Economy Studios
 Days Inn
 Extended Stay America
 Fairfield Inn-Rancho Cordova
 Hampton Inn-Sacramento/Rancho
 Holiday Inn-Sacramento Rancho
 Hyatt House
 Hyatt Place
 LA Quinta Inn
 Marriott-Sacramento
 Motel 6
 Red Roof Inn
 Residence Inn

Endnotes

- ⁱ Establishment counts are from ReferenceUSA as of March 15, 2015 using the same criteria for all communities. Because the database is updated monthly, total company counts vary by up to 100 plus or minus, depending on the date the data is accessed. Verified companies, which includes some duplicates.
- ⁱⁱ Original database from Reference USA December 2014, with duplicates eliminated and the list adjusted for known establishments.
- ⁱⁱⁱ ReferenceUSA, STR Report, and Rancho Cordova Adopted Budget 2014-2015.
- ^{iv} STR Report, collected confidentially by subscription, used by the Rancho Cordova Convention and Visitors Bureau.
- ^v STR Report, collected confidentially by subscription, used by the Rancho Cordova Convention and Visitors Bureau.
- ^{vi} Rancho Cordova Adopted Budget 2014-2015, Page 37.
- ^{vii} Comment by interviewee during a focus group session.

Economic Development Strategy Plan 2016-2021

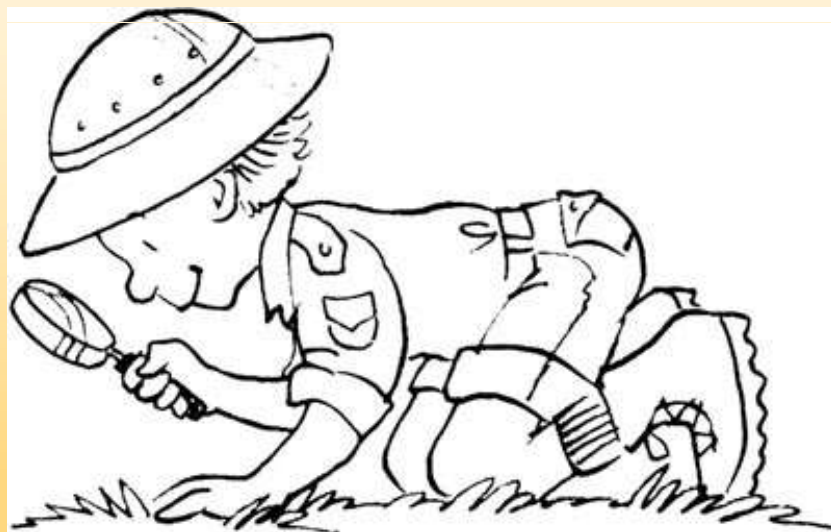
**City Council
October 17, 2016**

Strategy Formation Process

- Began with the 2006 General Plan Economic Element 8 Goals

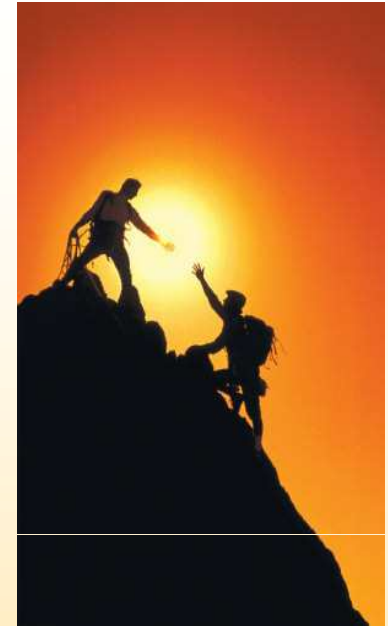


Step 1 Identify Economic Conditions



Rancho Cordova's Competitive Edge

1. Central location
2. Strong job market
3. Airport, rail and transit connections
4. Safe and secure physical setting
5. Proper infrastructure
6. Comparatively affordable housing market
7. Affordable office space
8. Quality workforce
9. Synergy of industry clusters



Opportunities for Improvement

1. Diversifying
2. Infrastructure
3. Attract fast growing companies
4. Lack of retail enterprises
5. Commercial land supply
6. Need for mixed use developments
7. Center with after work activities
8. Revitalization of current assets
9. Broad spectrum of housing

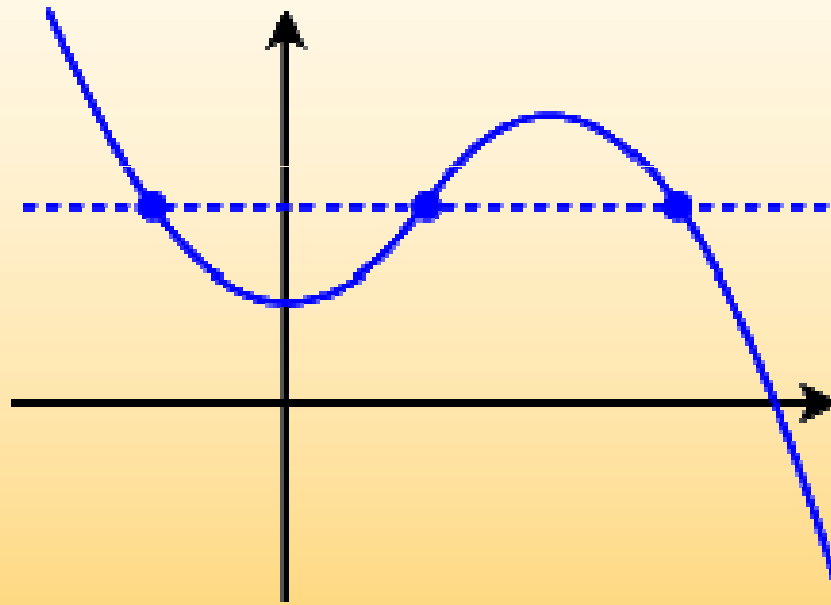


Current Market Analysis

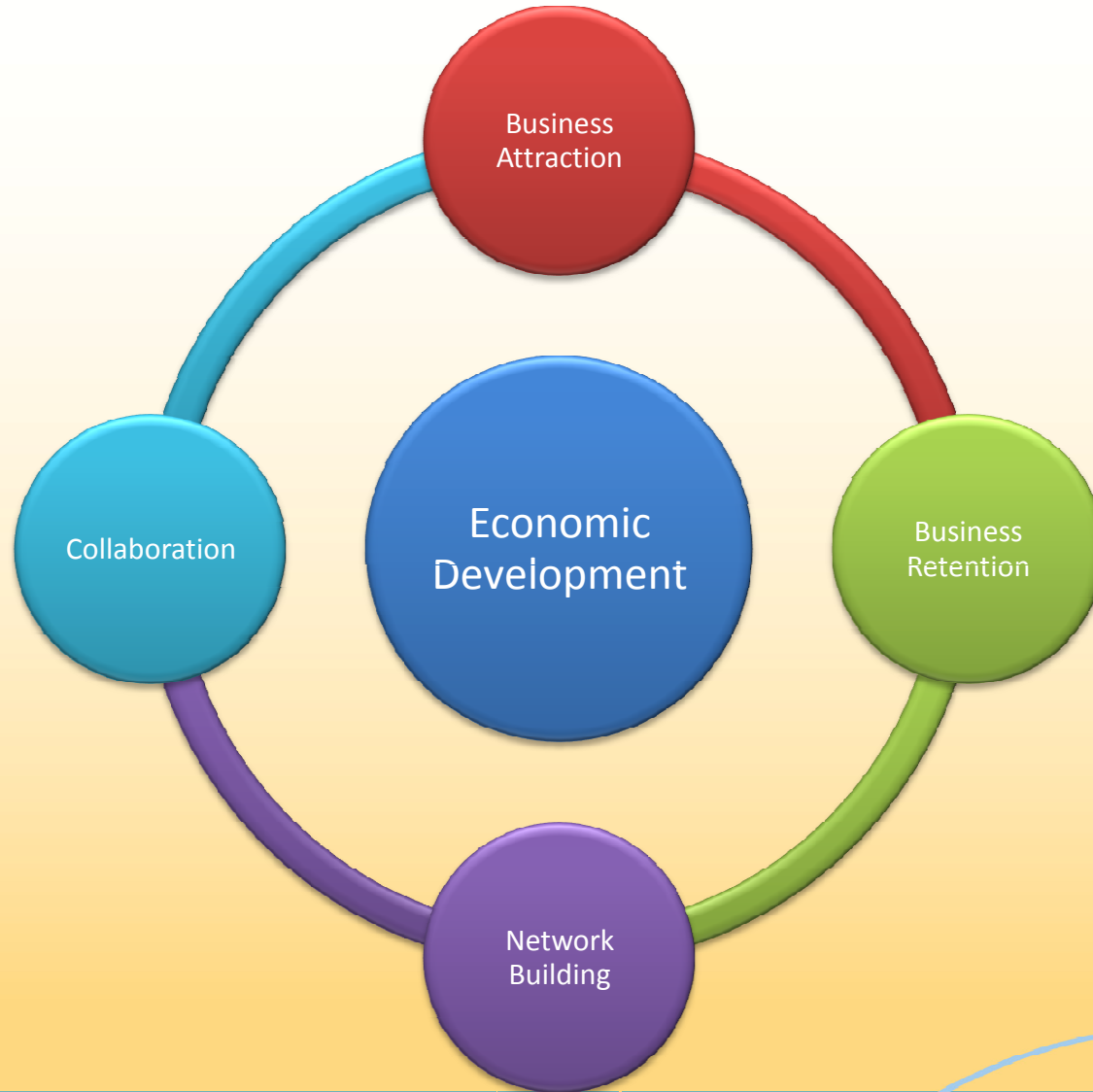
- Office Users
- Retail
- Contracting, Construction, and Home Improvement
- Vehicles and Vehicular Services
- Technology
- Manufacturing
- Education and Trade Schools
- Entertainment, Recreation and Lodging



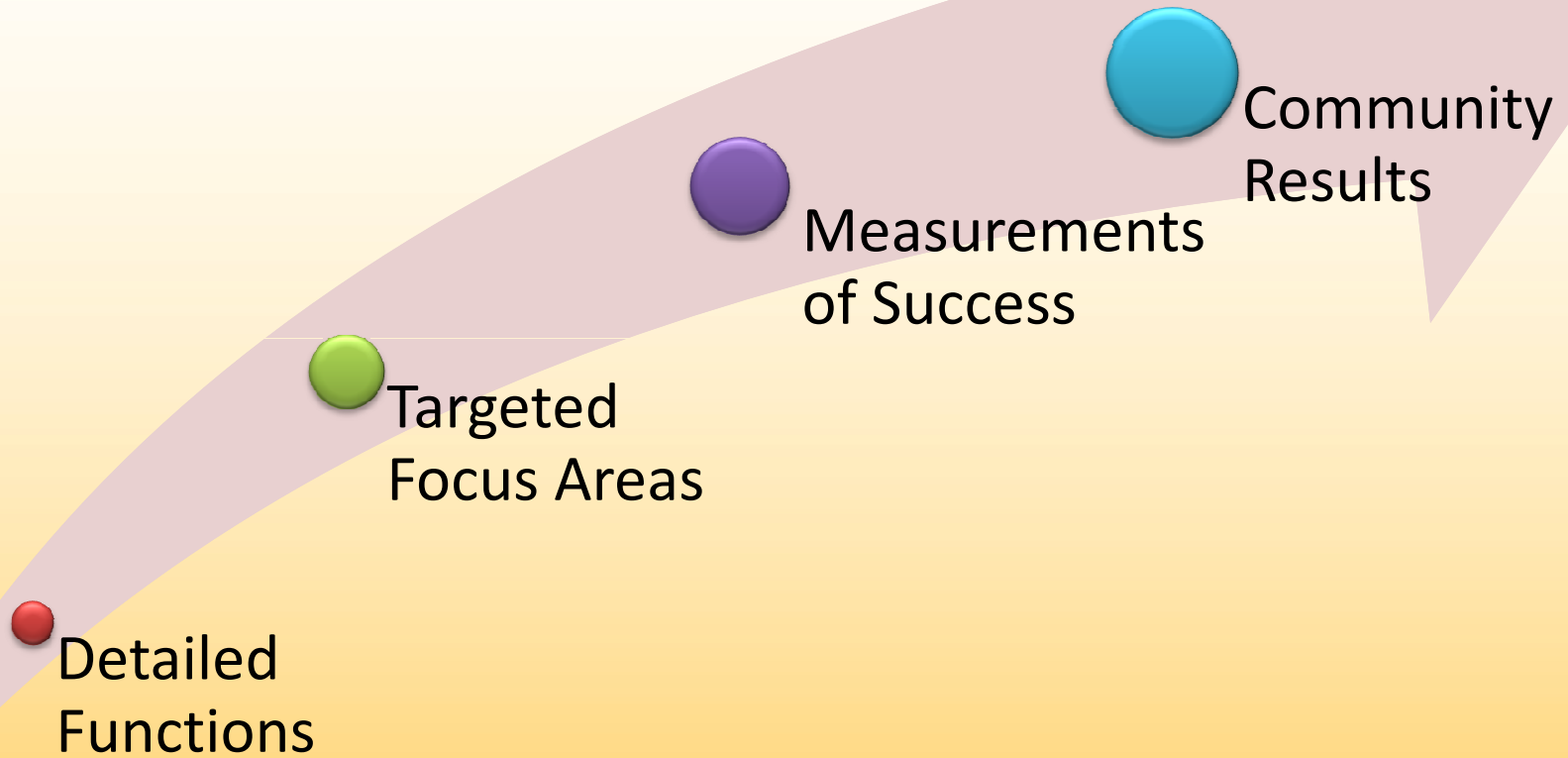
Primary Functions of Economic Development



4 Functions



4 Functions (Cont.)



Business Attraction

- Tools:
 - Attend trade shows
 - Network
 - Engage with business attraction organizations
 - Provide incentive options (State and Local)
 - California Competes, Grow Sacramento, City
- Key Business Markets: office & industrial/flex users, retail



Business Attraction (cont.)

- Focus Areas (Encourage Private Business Investment)
 - Identify opportunity sites, infill and greenfield
 - Research emerging industries
 - Encourage private investment in existing buildings and sites
- Measures of Success
 - Number of new businesses created
 - Up-to-date database of opportunity sites
 - Amount of new capital investment
 - List of emerging industries



Business Retention/Expansion

- Tools:
 - Regular outreach to existing businesses
 - Top employers, largest sales tax generators, companies at risk of decline, specific industry niches
 - Comprehensive Business Survey
 - Attend trade shows
 - Business of Distinction
 - Provide incentive options (State and Local)
 - California Competes, Grow Sacramento, City
- Key Business Markets: office & industrial/flex users



Business Retention/Expansion (cont.)

- Focus Areas (Provide Small Business Services)
 - Assist to locate funding options
 - Maintain referral network
 - Partner to create innovation center
 - Develop strategies
- Measures of Success
 - # of new jobs created
 - # of business retention visits completed
 - # of business expansions assisted
 - # of small business referrals given
 - Businesses of Distinction honored per quarter
 - # of educational small business seminar/events
 - Creation of business innovation center



Network-Building, Marketing & Visibility

Tools

- Regular outreach to real estate brokers
- Up-to-date demographics and statistics
- Regular news stories and resources on our website

Key Business Markets

- Office
- Industrial/Flex
- Retail

Network-Building, Marketing & Visibility (cont.)

- Focus Areas (Generate Pride, Promotion & Fun)
 - Promote via social media channels and email newsletter
 - Create marketing campaigns
 - Maintain new Economic Development website
 - Maintain active network
- Measures of Success
 - # of social media posts created
 - # of quarterly newsletters disseminated
 - Increased collaboration with partner and stakeholder organizations
 - A full inventory of local and regional business resource materials
 - # of news updates on our website



Areas of Collaboration



Areas of Collaboration (cont.)

Focus Area (Address Key Business Climate Issues)

Community
Development,
IT & Public
Works

- Streamline approval and permit processes
- Encourage concentrated development
- Implement Center with gathering places
- Support infrastructure
- Advocate for new industrial land
- Support transit & shuttle service
- Encourage housing close to employment

Reinvestment
& Housing
Opportunities,
Finance

- Support revitalization along Folsom Boulevard
- Research a CDC

Areas of Collaboration (cont.)

Focus Area (Address Key Business Climate Issues)

Neighborhood
Services &
Building

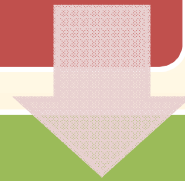
- Support compliance with all health and safety requirements

Outside
Entities

- Support alignment of local school curricula with the career education needs of local businesses
- Encourage attraction and expansion of vocational and college education to promote a skilled workforce

Next Steps

Implementation Plan



Graphic Design



Open Data Platform



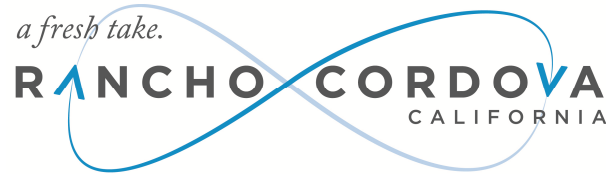
aFreshTake.org

Council Request



Questions?





**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, October 03, 2016

**4:00 PM – Special Meeting/Closed Session
Community Board Room**

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

DRAFT MINUTES

1. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Mayor Sander called the closed session to order in the Community Board Room at 4:09 PM.

Council Members Present: McGarvey, Sander, Terry, Budge, Skoglund

Council Members Absent: None

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

2. PUBLIC COMMENT

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

3. CLOSED SESSION

**3.1 CONFERENCE WITH LEGAL COUNSEL— POSSIBLE INITIATION OF LITIGATION
Pursuant to paragraph (4) of subdivision (d) of Section 54956.9: (one potential case)**

ACTION: Council received information and provided direction and took no other reportable action.

- 3.2 CONFERENCE WITH LEGAL COUNSEL— ANTICIPATED LITIGATION
 Significant exposure to litigation pursuant to paragraph (2) of Section 54956.9: (one potential case)

ACTION: Council received information and provided direction and took no other reportable action.

4. ADJOURNMENT

Mayor Sander adjourned the closed session to the Regular Meeting in the David B. Roberts Council Chambers at 5:14 PM.

5. REGULAR MEETING - CALL TO ORDER / ROLL CALL

Mayor Sander called the regular meeting to order in the David B. Roberts Council Chambers at 5:31 PM.

Council Members Present: McGarvey, Sander, Terry, Budge, Skoglund

Council Members Absent: None

Staff Members Present: Lindgren, Cuppy, Abhar, Goold, Simpson, Flory, Mingay, Leitner, Delaney, Stricker, Harriman, Peek, Quina, Cuffe, Hadley, Malins, Juran-Karageorgiou, Kniestedt, Heyden

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

Kyle Kerchner from River City Christian Church gave the invocation.

9. OPEN SESSION - REPORT FROM CLOSED SESSION

City Attorney Adam Lindgren reported that Council received information and provided direction in Closed Session and took no other reportable action.

10. PRESENTATIONS

- 10.1 Presentation Recognizing Val Minlikayev and Max Minlikayev for their Heroic Actions Extinguishing Vehicle Fires on August 8, 2016.

- 10.2 Community Enhancement Fund Grant Check Presentations.

- 10.3 Introduction of New City Employee Eileen Quina, Customer Service Representative, by Albert Stricker, Public Works Director.
- 10.4 Introduction of New City Employee Andrea Malins, Administrative Assistant, by Stacy Leitner, Senior Executive Assistant.

11. PUBLIC COMMENT

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

- Jason Howlett
- Meada Cashatt
- Leroy Adams

Mayor Sander 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 by Terry second by Budge;
Carried by a 5:0 roll call vote.

- 13.1 **Subject:** Meeting Minutes of September 19, 2016 Regular Meeting.
Recommendation: Adopt minutes.

- 13.2 **Subject:** Repealing and Replacing Chapter 4.33 of Title 4 of the Rancho Cordova Municipal Code to Establish New Regulations Regarding Massage and Massage Businesses and Repealing Ordinance Number 9-2009.
Recommendation: Waive the second reading and adopt Ordinance No. 11-2016.
Result of Recommended Action: Council will adopt Ordinance No. 11-2016.
Staff Report: Adam Lindgren, City Attorney, and Kerry Simpson, Neighborhood Services Manager.
Advances Goals: 1, 2, 6.

14. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

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

ACTION: Motion to approve by Terry second by McGarvey;
Carried by a 5:0 roll call vote.

- 14.1 **Subject:** 1) Introduce and Waive First Reading of Local Building Codes Ordinances; 2) Schedule Date for Second Reading of Ordinances; and 3) Adopt Resolution 109-2016 Adopting Findings to Support Additional Amendments to Account for Local Climatic, Geographical and Topographical Conditions.

Recommendation: That Council Adopt Resolution 109-2016 and waive first reading and introduce the following ordinances:

- Ordinance No. 12-2016, Chapter 16.02 of the “Uniform Administrative Code”
- Ordinance No. 13-2016, Chapter 16.04 of the “Building Code”
- Ordinance No. 14-2016, Chapter 16.06 of the “Residential Building Code”
- Ordinance No. 15-2016, Chapter 16.24 of the “Plumbing Code”
- Ordinance No. 16-2016, Chapter 16.28 of the “Energy Code”
- Ordinance No. 17-2016, Chapter 16.28 of the “Electrical Code”
- Ordinance No. 18-2016, Chapter 16.32 of “Mechanical Code”
- Ordinance No. 19-2016, Chapter 16.36 of the “Swimming Pools”
- Ordinance No. 20-2016, Chapter 16.38 of the “Green Building Code”
- Ordinance No. 21-2016, Chapter 16.40 of the “Moving Buildings”

Result of Recommended Action: The recommended actions will result in the City’s building codes being updated to current industry best practices and to coincide with new codes mandated by the state of California.

Staff Report: Joseph Cuffe, Interim Chief Building Official.

Advances Goals: 2, 3.

15. PUBLIC HEARING ITEMS

NONE.

16. REGULAR CALENDAR ITEMS

- 16.1 **Subject:** Resolutions Authorizing the Issuance of Certificates of Participation for the Purpose of Refunding the 2005A, 2007A and 2007B Certificates of Participation to Achieve Savings in the Cost of Interest and Approving the Form of the Preliminary Official Statement, Approving the Sale of Such Certificates and Approving Other Related Documents and Actions.

Recommendation: Adopt Resolution No. 116-2016 and RCFC 1-2016.

Result of Recommended Action: Adoption of these resolutions will authorize the sale of Certificates of Participation (the “2016 COP”) for the purpose of refunding the 2005A, 2007A and 2007B Certificates of Participation (together, the “Prior Debt”) to achieve savings in the cost of interest associated with the Prior Debt.

Staff Report: Kim Juran-Karageorgiou, Chief Financial Officer.

Advances Goal: 5.

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

ACTION: Motion to approve by Budge second by Terry;
Carried by a 5:0 roll call vote.

- 16.2 **Subject:** Adopt Resolution No. 81-2016 Authorizing Approval of a Memorandum of Understanding Between the City and Veterans Resource Centers of America (VRC) for the Cooperative Administration of the Architectural Services Contract for the Development of Mather Veterans Village Phase 2 Working Drawings Funded in the Amount of \$180,000.00.

Recommendation: Adopt Resolution No. 81-2016.

Result of Recommended Action: Adoption of this resolution will result in the development of information sufficient to determine the costs of developing the building based on actual construction bidding. This information is necessary to support current

fund raising efforts for this Phase 2 improvement.

Staff Report: Reed Flory, Reinvestment & Housing Opportunities Division Manager.

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

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

- Leroy Adams

Mayor Sander closed the public comment period.

ACTION: Motion to approve by Terry second by Budge;
Carried by a 5:0 roll call vote.

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

Mayor Sander adjourned the meeting at 6:58 PM.

Mindy Cuppy, MMC, City Clerk

CITY OF RANCHO CORDOVA

ORDINANCE NO. 12-2016

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AMENDING RANCHO CORDOVA MUNICIPAL CODE CHAPTER 16.02, "UNIFORM
ADMINISTRATIVE CODE," WHICH ADOPTS BY REFERENCE PORTIONS OF
CHAPTER 1 – DIVISION II OF THE 2016 CALIFORNIA BUILDING CODE AND
CHAPTER 1 – DIVISION II 2016 CALIFORNIA RESIDENTIAL CODE**

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

Section 1. Title 16, Chapter 16.02, "Uniform Administrative Code," is hereby amended to read as follows:

**Chapter 16.02
UNIFORM ADMINISTRATIVE CODE**

Sections:

<u>16.02.010</u>	<u>Title.</u>
<u>16.02.020</u>	<u>Purpose.</u>
<u>16.02.030</u>	<u>Adoption of the Administrative Code.</u>
<u>16.02.040</u>	<u>Scope.</u>
<u>16.02.050</u>	<u>Definitions.</u>
<u>16.02.060</u>	<u>Amendments to the 2016 California Building Code and the 2016 California Residential Code.</u>

16.02.010 Title.

This chapter shall be known and cited as the Rancho Cordova Administrative Code.

16.02.020 Purpose.

The purpose of the Rancho Cordova Administrative Code is to provide for the uniform administration and enforcement of the technical codes adopted by this jurisdiction.

The purpose of the Rancho Cordova Administrative Code and the technical codes is not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of the Rancho Cordova Administrative Code.

16.02.030 Adoption of the Administrative Code.

Sections 101 through 116 of Chapter 1 of the 2016 Edition of the California Building Code, Part 2, and Sections R101 through R114, of the 2016 Edition of the California Residential Code, Part 2.5, Title 24, of the California Code of Regulations, are hereby adopted and incorporated by reference herein.

16.02.040 Scope.

The provisions of the Rancho Cordova Administrative Code shall serve as the administrative, organizational, and enforcement rules and regulations for the technical codes that regulate the site preparation and construction, alteration, moving, demolition, repair, use, and occupancy of buildings and structures including but not limited to docks, harbors, wharves, marinas, boathouses, signs, and building service equipment within this jurisdiction.

16.02.050 Definitions.

For the purposes of this chapter, the following definitions shall apply:

“California Building Code” means the current (2016) version of the California Code of Regulations Title 24, Part 2. The terms “California Building Code”, “Building Code”, and “CBC” are to be considered synonymous.

“California Residential Code” means the current (2016) version of the California Code of Regulations Title 24, Part 2.5. The terms “California Residential Code”, “Residential Code”, “Residential Building Code” and “CRC” are to be considered synonymous.

“Building Official” means the officer or other designated authority charged with the administration and enforcement of the Rancho Cordova Administrative Code and the technical codes. The terms “Chief of the Building and Safety Division,” “Building and Safety Division,” “Administrative Authority,” and “City” are to be considered synonymous respectively with the terms “Building Official,” “Chief Building Official” and “Building Division” as they appear in the Rancho Cordova Administrative Code or the Technical Codes.

“Building Service Equipment” refers to the plumbing, mechanical, and electrical equipment including piping, wiring, fixtures, and other accessories that provide sanitation, lighting, heating, ventilation, cooling, refrigeration, and firefighting facilities essential for the habitable occupancy of the building or structure for its designated use and occupancy.

“Technical Codes” refers to the following chapters of the Rancho Cordova Municipal Code (RCMC) containing the provisions for design, construction, alteration, addition, repair, removal, demolition, use, location, occupancy, and maintenance of all buildings and structures and building service equipment in this jurisdiction:

1. Chapter 16.03 RCMC, Safety Assessment Placards
2. Chapter 16.04 RCMC, Building Code;
3. Chapter 16.06 RCMC, Residential Code;
4. Chapter 16.24 RCMC, Plumbing Code;
5. Chapter 16.26 RCMC, Energy Code;
6. Chapter 16.28 RCMC, Electrical Code;
7. Chapter 16.32 RCMC, Mechanical Code;
8. Chapter 16.36 RCMC, Swimming Pools;
9. Chapter 16.38 RCMC, Green Building Code;
10. Chapter 16.40 RCMC, Moving Buildings
11. Chapter 17.04 RCMC, Fire Code.

“Temporary”, with some exceptions, refers to buildings and facilities intended for use at one location for not more than one year and seats intended for use at one location for not more than 90 days.

16.02.060 Amendments to the 2016 California Building Code and the 2016 California Residential Code.

Amended sections are referenced by the CBC code section and the CRC code section that is affected; example: “*Section 105.2 / R105.2*” references the CBC code section first, than the CRC code section.

A. Section 105.2 / R105.2, "Work exempt from permit" is amended to read as follows:

105.2 / R105.2 Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

105.2 (A) / R105.2 (A) Building Permits. A building permit shall not be required for:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area of such structures with walls does not exceed 120 square feet, with a maximum 12 inch overhang or eave, and structures with four open sides do not exceed 120 square feet in roof area. All structures must meet set-back requirements as determined by the City Planning Department.
2. Fences not over 7 feet high.
3. Oil derricks.
4. Retaining walls that:
 - a. Are not over 4 feet in height, measured from the bottom of the footing to the top of the wall
 - b. Are constructed of reinforced concrete or reinforced masonry and do not retain more than 36 inches of earth.
 - c. Are constructed of pre-cast block retaining wall systems installed per the manufacturer's installation instructions and do not retain more than 36 inches of earth.
 - d. Are constructed of decay resistant or treated wood and do not retain more than 24 inches of earth.
 - e. Are covered under improvement plans prescribed in Chapter 12.03 of the Rancho Cordova code.
 - f. Do not impound class I, II or IIIA liquids.
 - g. Do not support surcharge loads.

5. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2:1.
6. Sidewalks and driveways not more than 30 inches above adjacent grade and not over any basement or story below, and not part of an accessible route (Non-residential only).
7. Sidewalks, and driveways (Residential only)
8. Decks not exceeding 200 square feet in area, that are not more than 30 inches above grade at any point, are not attached to a dwelling, and do not serve the exit door required by Section R311.4 (Residential only)
9. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
10. Temporary motion picture, television and theater stage sets and scenery.
11. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches deep, do not exceed 5,000 gallons and are installed entirely above ground. Decking not conforming to number "8" of this section, and electrical pumps are not exempt.
12. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
13. Swings and other playground equipment accessory to detached one and two-family dwellings. (Residential only)
14. Window awnings supported by an exterior wall that do not project more than 54 inches from the exterior wall and do not require additional support of Group R-3 and U occupancies. (Residential only)
15. Non fixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches in height.

105.2 (B) / R105.2 (B) Electrical Permits. An Electrical permit shall not be required for:

1. Replacement of branch circuit overcurrent devices of the required capacity in the same location (Residential Only).
2. Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.
3. Listed cord-and-plug connected temporary decorative lighting (Residential Only).
4. Repair or replacement of current-carrying parts of any switch, conductor, or control device.
5. Reinstallation of attachment receptacles but not the outlets therefore.
6. Repair or replacement of electrodes or transformers of the same size and capacity for signs or gas tube systems.

7. Temporary wiring for experimental purposes in suitable experimental laboratories.
8. The wiring for temporary theater, motion picture, or television stage sets.
9. The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.
10. Electrical wiring, devices, appliances, apparatus, or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.
11. Low-energy power, control, and signal circuits of Classes I and II as defined in the Rancho Cordova Electrical Code.
12. A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment.
13. A permit shall not be required for the installation, alteration, or repair of electrical wiring, apparatus, or equipment or the generation, transmission, distribution, or metering of electrical energy or in the operation of signals or the transmission of intelligence by a public or private utility in the exercise of its function as a serving utility.

105.2(C) / R105.2(C) Gas

1. Portable heating, cooking or clothes drying appliances (Residential Only).
2. Portable heating appliance (Non-Residential).
3. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
4. Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid (Residential Only).

105.2 (D) / R105.2 (D) Mechanical Permits.

1. Portable heating appliances.
2. Portable ventilation appliances.
3. Portable cooling units.
4. Steam, hot- or chilled-water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
6. Portable evaporative coolers.

7. Self-contained refrigeration systems containing 10 pounds (4.54 kg) or less of refrigerant or that are actuated by motors of 1 horsepower (746 W) or less.
8. Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid (Residential Only).

105.2 (E) / R105.2 (E) Plumbing Permits.

1. The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however, that if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

105.2 (F) / R105.2 (F) Sign permits. A sign permit shall not be required for the following:

1. The changing of the advertising copy or message on a painted or printed sign only. Except for theater marquees and similar signs specifically designed for the use of replaceable copy, electrical signs shall not be included in this exemption. Exemption from a building permit may not extend to exemption from requirements of the Rancho Cordova Zoning Code.
 2. Painting, repainting, or cleaning of an advertising structure or the changing of the advertising copy or message thereon shall not be considered an erection or alteration that requires a sign permit unless a structural change is made. Exemption from a building permit may not extend to exemption from requirements of the Rancho Cordova Zoning Code.
 3. Temporary signs (Exemption from a building permit for a temporary sign may not extend to exemption from requirements of the Rancho Cordova Zoning Code):
 - a. Real estate signs allowed per the Zoning Code of Rancho Cordova.
 - b. Temporary construction signs, signs identifying architects, landscape architects, engineers, contractors, or builders provided the signs are located on the construction site and the signs do not exceed 4 square feet in area.
 - c. Political, religious, and civic campaign signs.
 - d. Promotional signs.
 - e. Signs identified by the Rancho Cordova Zoning Code as being exempt from the provisions of the Rancho Cordova Zoning Code.
- B. Section 105.2.2.1 / R105.2.2.1, "Limits on repair for R-3 and U occupancies", is added to read as follows:

105.2.2.1 / R105.2.2.1 Limits on repair for R-3 and U occupancies. When the scope of work for R-3 and U Occupancies involves the removal or replacement of 50 percent or greater of the linear length of the walls of the building (exterior plus interior) within a one-year period, the project shall be considered new construction; and the entire building shall comply with all current codes.

C. Section 105.3.2 / R105.3.2, "Time limitation of application," is amended to read as follows:

105.3.2 / R105.3.2 Time limitation of application. An application for a permit for any proposed work shall be deemed to have been abandoned based on the time frames shown in Table 105, calculated after the date of filing, unless such application has been pursued in good faith or a permit has been issued. The Building Official may extend the time for action for a period not exceeding 180 days upon written request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken.

Any application not issued prior to the effective date of any new law, statute, provision, ordinance, or any revision or update to the same, that directly or indirectly applies to code regulation and enforcement, will be deemed void, and a new application shall be made, and new fees shall be calculated and collected at the rates currently in effect at the time of the new application.

D. Section 105.4.1 / R105.4.1, "Certificate of Construction," is added to read as follows:

105.4.1 / R105.4.1 Certificate of Construction. The Building Official may issue a Certificate of Construction for projects where a building permit is not appropriate. Typical examples of such projects are structures constructed for Rancho Cordova where a building permit would not be issued but a plan review would be performed or a project not under Rancho Cordova's jurisdiction but where inspection is to be conducted by the City on a contract.

E. Section 105.4.2 / R105.4.2, "Certificate of Release," is added to read as follows:

105.4.2 / R105.4.2 Certificate of Release. Prior to issuance of a permit, a Certificate of Release shall be obtained from the fire protection district for the following:

1. Any new dwelling when there is no public water supply source with a distribution system conforming to City standards.
2. Any new dwelling, covered porch/patio, and attached garage 3,600 square feet or greater.
3. Any new dwelling with a private access road.
4. Where the furthest point of the habitable structure is more than 150 feet from the public road.
5. Multi-family dwellings.
6. Most commercial projects. The following commercial projects **do not** require Certificate of Release from the fire protection district (list is not all inclusive; contact the Building & Safety Division to verify):

- a. Miscellaneous mechanical, plumbing, and electrical permits
- b. Re-roofing or roof repairs
- c. Public Pools
- d. Signs (pole, wall and monument)
- e. Partial Permits (with no work effecting structural components or fire suppression)
- f. Demolition permits
- g. Incidental repairs not effecting fire suppression.

F. Section 105.5 / R105.5, "Expiration," is amended to read as follows:

105.5 / R105.5 Permit Expiration. Every permit issued by the Building Official under the provisions of the Technical Codes shall expire by limitation and become null and void if the building or work authorized by such permit is not completed within the prescribed time frame, as determined in Table 105. Permits where no inspection activity has occurred for a period of 90 days may be expired administratively if no attempt is made by the permittee to retain the permits open status.

Before work can be recommenced, the expired permit shall be renewed. The minimum fee for renewal will be based on a one hour of inspection time, plus one hour of administrative work time, multiplied by the current labor rate for the appropriate position. The maximum renewal fee will not exceed the full permit fee cost, provided no changes have been made or will be made in the original plans and specifications for such work; and provided further that such suspension or abandonment has not exceeded the prescribed expiration date, as determined in Table 105.

Permits deemed to have been expired shall be subject to all permit related fee increases, new fees and code requirements currently in effect at the time of permit renewal as applicable, subject to the discretion of the Building Official.

All permits will become null and void ("closed") 180 days after the prescribed expiration date as described in Table 105.

The Building Official may extend the time for action by the permittee upon written request showing that circumstances beyond the control of the permittee have prevented action from being taken.

TABLE 105

Permit Description (and Type)	Expiration Point for Plan Approval and Issuance of Permit
New Commercial Building (C-BLDG)	180 days from plan approval; 720 days from issuance of permit
Commercial Alteration, Tenant Improvement, Remodel (C-BLDG)	180 days from plan approval; 360 days from issuance of permit
Commercial Accessory Structure (C-OTHER)	180 days from plan approval; 360 days from issuance of permit
Commercial Incidental Permits (re-roof, Miscellaneous Plumbing, Electrical, Mechanical, Interior Demolition, etc.) (PME, REROOF, DEMO)	180 days from plan approval; 360 days from issuance of permit
Commercial Exterior Demolition – Full Structure (DEMO)	180 days from plan approval; 360 days from issuance of permit
Commercial Exterior Sign Permit (C-SIGN)	180 days from plan approval; 360 days from issuance of permit
Commercial Pool (POOL)	180 days from plan approval; 360 days from issuance of permit
New Residential Custom Homes (R-BLDG)	180 days from plan approval; 360 days from issuance of permit
New Residential Production Homes (P-BLDG)	180 days from plan approval; 720 days from issuance of permit; Model Homes do not expire as long as they are being used as models
Residential Alteration, Remodel (R-BLDG)	180 days from plan approval; 360 days from issuance of permit
Residential Accessory Structures (R-OTHER)	180 days from plan approval; 360 days from issuance of permit
Residential Incidental Permits (re-roof, Miscellaneous Plumbing, Electrical, Mechanical, Interior Demolition, etc.) (PME, REROOF, DEMO)	180 days from plan approval; 180 days from issuance of permit
Residential Exterior Demolition – Full Structure (DEMO)	180 days from plan approval; 180 days from issuance of permit
Residential Pool and/or Spa (POOL)	180 days from plan approval; 360 days from issuance of permit
Master Plan Review (MASTERPLAN) – REVIEW ONLY	720 days from plan approval; extension of 360 days with written request

G. Section 105.7 / R105.7, "Placement of Permit," is amended to read as follows:

105.7 / R105.7 Placement of permit. Work requiring a permit shall not be commenced until the permit holder or an agent of the permit holder has posted the building permit in a highly visible location on the job site so as to allow the Building Official to conveniently make the required entries thereon regarding inspection of the work. The permit application, or a copy, and all correction notices must be kept with the building permit. This permit shall be maintained available by the permit holder until completion of the work and final approval has been granted by the Building Official.

H. Section 109.2 / R108.2, "Schedule of permit fees," is amended to read as follows:

109.2 / R108.2 Schedule of permit fees. On buildings, structures, electrical, gas, mechanical and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the schedule as prescribed by resolution of the City of Rancho Cordova.

When submittal documents are required by Section 107 or Section R106, a plan review fee shall be paid at the time of submitting the documents for plan review. Said plan review fee shall be prescribed by resolution of the City Council of the City of Rancho Cordova.

The plan review fees specified in this Section are separate fees from the permit fees specified in this Section and are in addition to the permit fees.

When submittal documents are incomplete or changed so as to require additional plan review, or when the project involves a deferred submittal item as defined in Section 107.4 or R106.4, an additional plan review fee shall be charged as prescribed by resolution of the City Council of the City of Rancho Cordova.

I. Section R108.3, "Building permit valuations," is amended to read as follows:

R108.3 Building permit valuations. The applicant for a permit shall provide an estimated permit value at time of application. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as structures, electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the Building Official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the Building Official. Final building permit valuation shall be set by the Building Official.

J. Section R106.3.4, "Deferred Submittals," is added to read as follows:

R106.3.4 Deferred submittals. For the purposes of this section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the Building Official within a specified period. Deferral of any submittal items shall have the prior approval of the Building Official. The registered design professional in responsible charge shall list the deferred submittals on the construction documents for review by the Building Official. Documents for deferred submittal items shall be submitted to the registered design professional in responsible charge who shall review them and forward them to the Building Official with a notation indicating that the deferred submittal documents have been reviewed and been found to be in general conformance to the design of

the building. The deferred submittal items shall not be installed until the design and submittal documents have been approved by the Building Official.

K. Section 109.6 / R108.5, "Refunds," is amended to read as follows:

109.6 / R108.5 Refunds. The Building Official may authorize the refunding of any fee paid hereunder that was erroneously paid or collected.

The Building Official may authorize the refunding of not more than 40 percent of the total permit fee paid when no work has been done under a permit issued in accordance with this Code. Where no plan review fee was required, the Building Official may authorize the refunding of not more than 80 percent of the total permit fee paid when no work has been done under a permit issued in accordance with this Code.

The Building Official may authorize the refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done.

The Building Official shall not authorize the refunding of any fee paid except upon written application filed by the original applicant no later than 180 days after the date of fee payment.

L. Section 109.7 / R108.7, "Re-inspection fee," is added to read as follows:

109.7 / R108.7 Re-inspection fee. A re-inspection fee may be assessed for any of the following reasons:

1. When such portion of work for which inspection is called is not completely ready or when previous corrections called for are not made.
2. When the job address is not clearly posted and visible from the street or the front of the building.
3. When there is a lack of access to the work to be inspected.
4. When the building permit is not posted on the job site.
5. When the approved plans are not readily available to the inspector.
6. When the building permit, or a copy, and any previous correction notice(s) are not readily available.
7. For deviating from plans requiring the approval of the Building Official.

This section is not to be interpreted as requiring re-inspection fees the first time a job is rejected for failure to comply with the requirements of this Code, but as controlling the practice of calling for inspections before the job is completely ready for such inspection.

To obtain a re-inspection, the applicant shall pay any re-inspection fee as prescribed by resolution of the City of Rancho Cordova.

In instances where re-inspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.

M. Section 111.1 / R110.1, "Use and occupancy," is amended to read as follows:

111.1 / R110.1 Use and occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the Building Official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of this code or other ordinances of the City Council of the City of Rancho Cordova.

Exceptions:

1. Certificates of Occupancy are not required for R-3 One or Two-Family Dwellings or Townhome occupancies.
2. Certificates of occupancy are not required for work exempt from permits under Section R105.2.
3. Accessory buildings or structures (Residential Only).

N. Section 112.1 / R111.1 "Connection of service utilities" is amended to read as follows:

112.1 / R111.1 Connection of service utilities. No person shall make connections from a utility, source of energy, fuel, or power to any building service equipment that is regulated by the Technical Codes and for which a permit is required by this Code until approved by the Building Official.

O. Section 112.2 / R111.2 "Temporary connections" is amended to read as follows:

112.2 / R111.2 Temporary connections. The Building Official may authorize the temporary connection of the building service equipment to the source of energy, fuel, or power for the purpose of testing building service equipment or for use under a Temporary Certificate of Occupancy.

P. Section 112.3 / R111.3 "Authority to disconnect service utilities" is amended to read as follows:

112.3 / R111.3 Authority to disconnect service utilities. The Building Official or an authorized representative shall have the authority to disconnect any utility service or energy supplied to the building, structure, or building service equipment therein regulated by this Code or the Technical Codes when the building owner or occupant knowingly fails to comply with a notice or order, or in case of emergency where necessary to eliminate an immediate hazard to life or property.

The Building Official shall notify the serving utility, and, whenever possible, the owner and occupant of the building, structure, or building service equipment of the decision to disconnect prior to taking such action and shall notify such serving utility, owner, and occupant of the building, structure, or building service equipment, in writing, of such disconnection immediately thereafter.

Q. Section 112.4 / R111.4 "Authority to condemn building service equipment" is added to read as follows:

112.4 / R111.4 Authority to condemn building service equipment. Whenever the Building Official ascertains that any building service equipment regulated in the Technical Codes has

become hazardous to life, health, or property or becomes unsanitary, the Building Official shall order, in writing, that such equipment either be removed or restored to a safe or sanitary condition, whichever is appropriate. The written notice shall fix a time limit for compliance with such order. No person shall use or maintain defective building service equipment after receiving such notice.

When such equipment or installation is to be disconnected, a written notice of such disconnection and causes therefore shall be given within 24 hours to the serving utility, the owner, and occupant of such building, structure, or premises.

When any building service equipment is maintained in violation of the Technical Codes and in violation of any notice issued pursuant to the provisions of this section, the Building Official shall institute any appropriate action to prevent, restrain, correct, or abate the violation.

R. Section 114.4 / R113.4, "Violation penalties," is amended to read as follows:

114.4 / R113.4 Violation Fee. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the Building Official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law.

A violation fee is separate and independent from other fees, shall be collected whether or not a permit is then or subsequently issued, provided, however, that this provision shall not apply to emergency work when it is proved to the satisfaction of the Building Official that such work was urgently necessary and that it was not practical to obtain a permit before commencement of the work. In all such cases, a permit must be obtained as soon as it is practical to do so; and, if there is an unreasonable delay in obtaining such permit, the violation fee as herein provided shall be charged.

The *minimum* violation fee will be based on one hour of inspection time, plus one hour of administrative work time, multiplied by the current labor rate for the appropriate position, plus the Total Permit Fee of any permits necessary to mitigate the violation.

The *maximum* violation fee will not exceed the amount equal to the Total Permit Fee, plus one hour of inspection time and one hour of administrative work time, plus the Total Permit Fee of any permits necessary to mitigate the violation. The payment of such violation fee shall not exempt any person from compliance with other provisions of this Code, the Technical Codes, or from any penalty prescribed by law.

Any person who violates the provisions of this code may also become subject to an Administrative Citation as described in RCMC Chapter 16.18.205(F).

AA. Section 114.3.1 / R113.3.1, "Connection after order to disconnect," is added to read as follows:

114.3.1 / R113.3.1 Connection after order to disconnect. No person shall make connections from any energy, fuel, or power supply nor supply energy or fuel to any building service utilities or equipment that has been disconnected or ordered to be disconnected by the Building Official or the use of which has been ordered to be discontinued by the Building Official until the Building Official authorizes the reconnection and use of such equipment.

The Building Official shall have the right to withhold clearing building service utilities or equipment for hookup by the service agency if the owner or contractor refuses to comply with other ordinances affecting the structure as a whole.

Section 2. Severability

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

Section 3. Effective Date and Publication

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

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

2710191.2

CITY OF RANCHO CORDOVA

ORDINANCE NO. 13-2016

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AMENDING RANCHO CORDOVA MUNICIPAL CODE CHAPTER 16.04, "BUILDING CODE,"
WHICH ADOPTS BY REFERENCE THE 2016 CALIFORNIA BUILDING CODE, AND BY
REFERENCE THE 2015 INTERNATIONAL BUILDING CODE**

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

Section 1. Title 16, Chapter 16.04, "Building Code," is hereby amended to read as follows:

**Chapter 16.04
BUILDING CODE**

Sections:

- 16.04.010 Title.
- 16.04.020 Purpose.
- 16.04.030 Adoption of Building Codes.
- 16.04.040 Amendment of Adopted Codes.

Code reviser's note: For the statutory provisions adopting certain uniform codes for all buildings used for human habitation, see Section 17922 of the Health and Safety Code.

16.04.010 Title.

This chapter shall be known and cited as the Rancho Cordova Building Code.

16.04.020 Purpose.

The purpose of the Rancho Cordova Building Code is to provide minimum standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, installation, quality of materials, use and occupancy, location and maintenance of all buildings and structures within this jurisdiction, and certain equipment specifically regulated herein.

16.04.030 Adoption of building codes.

The 2016 California Building Code, Part 2, Title 24 of the California Code of Regulations (hereinafter referred to as the "CBC"), a portion of the California Building Standards Code, as defined in Section 18901 et seq. of the California State Health and Safety Code (hereinafter referred to as the "State Code"), and any rules and regulations promulgated pursuant thereto, including the International Building Code, 2015 Edition, as published by the International Code Council, and as referenced in and adopted pursuant to Sections 17922 and 18935 of the California State Health and Safety Code (hereinafter referred to as the "IBC"), Appendix C (Agricultural Buildings) and Appendix K (Patio Covers) of the CBC (hereinafter referred to as the "appendix"), are hereby adopted and incorporated by reference herein, excluding Sections 101 through 116 of Chapter 1 of the CBC, which are adopted pursuant to Chapter 16.02 RCMC. Except as otherwise provided by this chapter and Chapter 16.02 RCMC, all construction, alteration, moving, demolition, repair, and use of any building or structure within the city shall be

made in conformance with the State Code and any rules and regulations promulgated pursuant thereto, including the IBC and the appendix.

16.04.040 Amendment of adopted codes.

Notwithstanding the provisions of RCMC 16.04.030, the State Code, the IBC and appendix are amended as follows:

A. Section 1907.1, "General," is amended to read as follows:

1907.1 General. The minimum thickness of concrete floor slabs supported directly on the ground shall not be less than 3 1/2 inches (89 mm). Groups R-1 and R-3 occupancies with concrete floors bearing on the ground shall have provided below the concrete floor a minimum of 4 inches of clean, well graded crushed rock or gravel 3/8 inch minimum to 1 1/2 inches maximum size. A 6-mil (0.006 inch; 0.15 mm) polyethylene vapor retarder with joints lapped not less than 6 inches (152 mm) shall be placed between the base course or subgrade and the concrete floor slab, or other approved equivalent methods or materials shall be used to retard vapor transmission through the floor slab.

Exception: A vapor retarder is not required:

1. For detached structures accessory to occupancies in Group R-3, such as garages, utility buildings or other unheated facilities.
2. For unheated storage rooms having an area of less than 70 square feet (6.5 m²) and carports attached to occupancies in Group R-3.
3. For buildings of other occupancies where migration of moisture through the slab from below will not be detrimental to the intended occupancy of the building.
4. For driveways, walks, patios and other flatwork which will not be enclosed at a later date.
5. Where approved based on local site conditions.

Section 2. Severability

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

Section 3. Effective Date and Publication

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

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

2710192.2

CITY OF RANCHO CORDOVA

ORDINANCE NO. 14-2016

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AMENDING CHAPTER 16.06, "RESIDENTIAL CODE" TO THE RANCHO CORDOVA
MUNICIPAL CODE WHICH ADOPTS BY REFERENCE THE 2016 CALIFORNIA
RESIDENTIAL CODE, AND BY REFERENCE THE 2015 INTERNATIONAL RESIDENTIAL
CODE**

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

Section 1. Title 16, Chapter 16.06, "Residential Code," is hereby amended to read as follows:

**Chapter 16.06
RESIDENTIAL CODE**

Sections:

- 16.06.010 Title.
- 16.06.020 Purpose.
- 16.06.030 Adoption of building codes.
- 16.06.040 Amendment of adopted codes.

16.06.010 Title.

This chapter shall be known and cited as the Rancho Cordova Residential Code.

16.06.020 Purpose.

The purpose of the Rancho Cordova Residential Code is to provide minimum standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, installation, quality of materials, use and occupancy, location and maintenance of all buildings and structures within this jurisdiction, and certain equipment specifically regulated herein.

16.06.030 Adoption of building codes.

The 2016 California Residential Code, Part 2.5, (hereinafter referred to as the "CRC") Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in Section 18901 et seq. of the California State Health and Safety Code (hereinafter referred to as the "State Code"), and any rules and regulations promulgated pursuant thereto, including the International Residential Code, 2015 Edition, as published by the International Code Council, and as referenced in and adopted pursuant to Sections 17922 and 18935 of the California State Health and Safety Code (hereinafter referred to as the "IRC"), Appendix H (Patio Covers) of the CRC (hereinafter referred to as the "appendix"), are hereby adopted and incorporated by reference herein, excluding Sections R102 through R114 of the CRC, which are adopted pursuant to Chapter 16.02 RCMC. Except as otherwise provided by this chapter and Chapter 16.02 RCMC, all construction, alteration, moving, demolition, repair, and use of any building or structure within the city shall be made in conformance with the State Code and any rules and regulations promulgated pursuant thereto, including the IRC and the appendix.

16.06.040 Amendment of adopted codes.

Notwithstanding the provisions of RCMC 16.06.030, the State Code, the IRC and appendix are amended as follows:

A. Section R506.2.3, "Vapor retarder," is amended to read as follows:

R506.2.3 Vapor retarder. Groups R-1 and R-3 occupancies with concrete floors bearing on the ground shall have provided below the concrete floor a minimum of 4 inches of clean, well graded crushed rock or gravel 3/8 inch minimum to 1 1/2 inches maximum size. A 6-mil (0.006 inch; 0.15 mm) polyethylene vapor retarder with joints lapped not less than 6 inches (152 mm) shall be placed between the concrete floor slab and the base course or the prepared subgrade, or other approved equivalent methods or materials shall be used to retard vapor transmission through the floor slab.

Exception: A vapor retarder is not required:

1. For detached garages, utility buildings or other unheated accessory structures.
2. For unheated storage rooms having an area of less than 70 square feet (6.5 m²) and carports.
3. For driveways, walks, patios and other flatwork not likely to be enclosed at a later date.
4. Where approved by the Building Official, based on local site conditions.
[Ord. 29-2010 § 1].

Section 2. Severability

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

Section 3. Effective Date and Publication

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

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:

ATTEST:

David M. Sander, Mayor

Mindy Cuppy, MMC, City Clerk

2710202.2

CITY OF RANCHO CORDOVA

ORDINANCE NO. 15-2016

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AMENDING RANCHO CORDOVA MUNICIPAL CODE CHAPTER 16.24, "PLUMBING
CODE," WHICH ADOPTS BY REFERENCE THE 2016 CALIFORNIA PLUMBING CODE,
AND BY REFERENCE THE 2015 UNIFORM PLUMBING CODE**

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

Section 1. Title 16, Chapter 16.24, "Plumbing Code," is hereby amended to read as follows:

**Chapter 16.24
PLUMBING CODE**

Sections:

- 16.24.010 Title.
- 16.24.020 Purpose.
- 16.24.030 Adoption of plumbing codes.
- 16.24.040 Amendment of adopted codes.

16.24.010 Title.

This chapter shall be known and cited as the Rancho Cordova Plumbing Code.

16.24.020 Purpose.

The purpose of the Rancho Cordova Plumbing Code is to provide minimum requirements and standards for the protection of the public health, safety, and welfare.

16.24.030 Adoption of plumbing codes.

The 2016 California Plumbing Code, Part 5, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in Section 18901 et seq. of the California State Health and Safety Code (hereinafter referred to as the "State Code") and any rules and regulations promulgated pursuant thereto, including the Uniform Plumbing Code, 2015 Edition, as published by the International Association of Plumbing and Mechanical Officials, and as referenced in and adopted pursuant to Sections 17922 and 18935 of the California State Health and Safety Code (hereinafter referred to as the "UPC"), and Appendix Chapters A, B, D, H, and I (hereinafter referred to as the "appendix") are hereby adopted and incorporated by reference herein. Except as otherwise provided by this chapter and Chapter 16.02 RCMC, all plumbing systems associated with construction, alteration, moving, demolition, repair, and use of any building or structure within the city shall be made in conformance with the State Code and any rules and regulations promulgated pursuant thereto, including the UPC and the appendix.

16.24.040 Amendment of adopted codes.

Notwithstanding the provisions of RCMC 16.24.030, the State Code, the UPC and Appendix D are amended as follows:

- A. 103.5, "Private Sewage Disposal Systems," is added to read as follows:

103.5 Private Sewage Disposal Systems. The installation of private sewage disposal systems is under the jurisdiction of the Environmental Health Division of the Sacramento County Environmental Management Department.

B. Section 312.5 is amended to read as follows:

312.5 Each system of buried ferrous piping used for either potable water or gas supply shall have a protective coating of an approved type, machine applied and conforming to recognized standards. Field wrapping shall provide equivalent protection and is restricted to those short sections and fittings necessarily stripped for threading.

All buried ferrous piping shall be provided with cathodic protection installed according to Table 312 of this Section and the following requirements:

1. Galvanic anodes for cathodic protection of ferrous piping shall be buried not less than 3 feet below grade and below the bottom of the pipe to be protected. They shall be not less than 4 feet horizontally from any buried metallic pipe. Before back filling, the anode shall be flooded with a minimum of 5 gallons of water.

When connected to the pipe being protected, less than 6 inches above grade, the anode shall be connected with a thermite weld. Connections 6 inches or more above grade may be made by the use of a listed mechanical clamp.

2. Water supply piping shall be isolated at the connection of the utility or private tap from the water main and at each building foundation line adjacent to the full-way shutoff valve.
3. Gas supply piping shall be isolated adjacent to each foundation line or at the appliance when located outside the building and from the serving gas supplier's service equipment.
4. Approved isolation fittings shall be located a minimum of 6 inches above grade, except that fitting at the water tap.
5. Any piping laid in the same trench with pipe requiring cathodic protection shall be separated laterally a minimum of 12 inches from the protected pipe, and piping installed diagonally above the pipe requiring cathodic protection shall be separated vertically a minimum of 6 inches. All separations shall be maintained with clean earth in accordance with Section 314.0.

C. Table 312 is added to read as follows:

Table 312

ANODE SELECTION CHART

Allowable length of coated and wrapped buried ferrous gas or water pipe for each size anode						
	Pipe Size					
Anode Size	1/2"	3/4" & 1"	1 1/4" & 1 1/2"	2"	3"	4"
1 lb. anode	50'	—	—	—	—	—
3 lb. anode	150'	100'	50'	50'	—	—
9 lb. anode	500'	200'	200'	150'	100'	100'
17 lb. anode	—	500'	350'	300'	250'	150'
32 lb. anode	—	—	500'	500'	450'	350'

D. Section 713.4 is amended to read as follows:

713.4 The public sewer shall be permitted to be considered as not being available when such public sewer or any building or exterior drainage facility connected thereto is located more than two hundred (200) feet (61 m) from the property line.

E. Section D101.1, "Applicability," of Appendix D, is amended to read as follows:

D101.1 Applicability. Roof drains, leaders and rainwater piping shall be designed to carry away rainfall at the rate of at least 3 inches of rainfall per hour.

Section 2. Severability

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

Section 3. Effective Date and Publication

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

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

2710200.2

CITY OF RANCHO CORDOVA

ORDINANCE NO. 16-2016

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AMENDING CHAPTER 16.26, "ENERGY CODE" TO THE RANCHO CORDOVA MUNICIPAL
CODE WHICH ADOPTS BY REFERENCE THE 2016 CALIFORNIA ENERGY CODE**

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

Section 1. Title 16, Chapter 16.26, "Energy Code," is hereby amended to read as follows:

**Chapter 16.26
ENERGY CODE**

Sections:

- 16.26.010 Title.
- 16.26.020 Purpose.
- 16.26.030 Adoption of energy codes.

16.26.010 Title.

This chapter shall be known and cited as the Rancho Cordova Energy Code.

16.26.020 Purpose.

The purpose of the Rancho Cordova energy code is to provide minimum standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, installation, quality of materials, use and occupancy, location and maintenance of all buildings and structures within this jurisdiction.

16.26.030 Adoption of energy codes.

The 2016 California Energy Code, Part 6, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California State Health and Safety Code Section 18901 et seq. (hereinafter referred to as the "State Code"), and any rules and regulations promulgated pursuant thereto, as published by the International Code Council, and as referenced in and adopted pursuant to California State Health and Safety Code Sections 17922 and 18935, are hereby adopted and incorporated by reference herein. Except as otherwise provided by this chapter and Chapter 16.02 RCMC, all construction, alteration, moving, demolition, repair, and use of any building or structure within the city shall be made in conformance with the State Code and any rules and regulations promulgated pursuant thereto.

Section 2. Severability

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

Section 3. Effective Date and Publication

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

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

2710195.2

CITY OF RANCHO CORDOVA

ORDINANCE NO. 17-2016

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AMENDING RANCHO CORDOVA MUNICIPAL CODE CHAPTER 16.28, "ELECTRICAL
CODE," WHICH ADOPTS BY REFERENCE THE 2016 CALIFORNIA ELECTRICAL CODE,
AND BY REFERENCE THE 2014 NATIONAL ELECTRICAL CODE**

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

Section 1. Title 16, Chapter 16.28, "Electrical Code," is hereby amended to read as follows:

**Chapter 16.28
ELECTRICAL CODE**

Sections:

- 16.28.010 Title.
- 16.28.020 Purpose.
- 16.28.030 Adoption of electrical codes.
- 16.28.040 Amendment of adopted codes.

16.28.010 Title.

This chapter shall be known and cited as the Rancho Cordova Electrical Code.

16.28.020 Purpose.

The purpose of the Rancho Cordova Electrical Code is to provide minimum electrical system standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, installation, and quality of materials.

16.28.030 Adoption of electrical codes.

The 2016 California Electrical Code, Part 3, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in Section 18901 et seq. of the California State Health and Safety Code (hereinafter referred to as the "State Code"), and any rules and regulations promulgated pursuant thereto, including the National Electrical Code, 2014 Edition (excluding Annex G), as published by the National Fire Protection Association, and as referenced in and adopted pursuant to Sections 17922 and 18935 of the California State Health and Safety Code (hereinafter referred to as the "NEC"), are hereby adopted and incorporated by reference herein. Except as otherwise provided by this chapter and Chapter 16.02 RCMC, all electrical systems associated with construction, alteration, moving, demolition, repair, and use of any building or structure within the city shall be made in conformance with the State Code and any rules and regulations promulgated pursuant thereto, including the NEC.

16.28.040 Amendment of adopted codes.

Notwithstanding the provisions of RCMC 16.28.030, the State Code and the NEC are amended as follows:

- A. Article 210.25(A)1 is added to read as follows:

210.25(A)1 Branch Circuits Serving Common Use Areas. All circuits serving common use areas and public use areas shall be served from house service equipment. Where buildings are multi-metered, a separate meter for house equipment shall be required.

B. Article 225.22(A) and (B) are added as follows:

225.22(A) Fences. Electrical equipment and conduit shall not be installed on any fence.

Exception: Conduit and equipment shall be permitted on metallic and masonry fences when installed with a continuous support system.

225.22(B) Roofs. Raceways installed on or across roofs shall clear the roof a minimum of 1 1/2" and be supported every 4' or less.

C. Article 230.28(C) and (D) are added to read as follows:

230.28(C) Service Entrance or Load Centers located in walls or partitions. When overhead service entrance conductors are installed in walls or partitions, they shall be enclosed in rigid metal or intermediate metal conduit of 1 1/2 inch minimum trade size.

230.28(D) Service Entrance method of attachment. No new or replacement overhead service drop shall be attached to the structure. The service mast shall be used as the support and shall be of minimum 1 1/2" rigid metal or intermediate metal conduit.

D. Article 230.70(D) is added to read as follows:

230.70(D) Ten Foot Limit for Service Raceway. Service entrance conductors shall not extend inside any building for more than ten feet to reach the disconnect or overcurrent protection device except when under a concrete floor.

E. Article 230.71 is amended to read as follows:

230.71 Service Switches. A single main disconnecting means shall be provided for each set of service entrance conductors. The service overcurrent device shall be an integral part of the disconnecting means. It shall be located at the nearest readily accessible location either outside of building or structure or inside nearest the point of entrance of the service conductors.

Exceptions:

1. A main disconnecting means shall not be required on Group R occupancies with not more than six dwelling units.
2. For fire pumps where a separate service is required.
3. For Emergency Electrical systems where a separate service is required.

4. Up to six switches or circuit breakers may be permitted provided not more than one is rated less than 2,000 amperes, 600 volts, and all switches or circuit breakers are installed in a common enclosure or group of enclosures.
5. Up to six switches or circuit breakers may be permitted for unmanned cellular monopole sites not located in or on a building.

F. Article 300.5(L) is added to read as follows:

300.5(L) Depth Requirement. All underground service entrance raceways shall be buried a minimum of 30 inches below grade unless located below a concrete building slab, in which case, the depth may be reduced to 12 inches below grade.

G. Article 600.1(A) and (B) are added to read as follows:

600.1(A) Electric Sign Installation. Electric signs shall be installed in accordance with the provisions of this Code pertaining to the installation of electric signs. The trademark, maker's name, approximate weight, voltage, amperage, Underwriters' label, and permit reference number, shall be permanently and conspicuously marked on the exterior of all electric signs.

600.1(B) Permit Required. An electrical permit shall be required for any of the following:

- A new electric sign installation with new branch wiring.
- A new electrical sign installation with existing branch wiring.
- An electric sign repair and reinstallation.

H. Article 625.1(A) is added as follows:

625.1(A) Charging Circuit required for R.3 Occupancies. Every new group R.3 occupancy building shall provide for a future electric vehicle charging circuit by providing a 3/4 inch raceway or a 3 wire with ground NM or NMC cable rated at a minimum 40 ampere from the service panel to a 2 gang box located in the garage.

Section 2. Severability

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

Section 3. Effective Date and Publication

Within fifteen (15) days from and after adoption, this Ordinance shall be published once in the Grapevine Independent, a newspaper of general circulation printed and published in Sacramento County and circulated in the City of Rancho Cordova, in accordance with California

Government Code Section 36933. This Ordinance shall take effect and be enforced thirty (30) days after its adoption.

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

CITY OF RANCHO CORDOVA

ORDINANCE NO. 18-2016

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AMENDING RANCHO CORDOVA MUNICIPAL CODE CHAPTER 16.32, "MECHANICAL
CODE," WHICH ADOPTS BY REFERENCE THE 2016 CALIFORNIA MECHANICAL CODE,
AND BY REFERENCE THE 2015 UNIFORM MECHANICAL CODE**

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

Section 1. Title 16, Chapter 16.32, "Mechanical Code," is hereby amended to read as follows:

**Chapter 16.32
MECHANICAL CODE**

Sections:

- 16.32.010 Title.
- 16.32.020 Purpose.
- 16.32.030 Adoption of mechanical codes.

16.32.010 Title.

This chapter shall be known and cited as the Rancho Cordova Mechanical Code.

16.32.020 Purpose.

The purpose of the Rancho Cordova Mechanical Code is to provide minimum system standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, installation, quality of materials, location, operation, and maintenance or use of heating, ventilating, cooling, refrigeration systems, incinerators, and other miscellaneous heat-producing appliances within this jurisdiction.

16.32.030 Adoption of mechanical codes.

The 2016 California Mechanical Code, Part 4, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in Section 18901 et seq. of the California State Health and Safety Code (hereinafter referred to as the "State Code"), and any rules and regulations promulgated pursuant thereto, including the Uniform Mechanical Code, 2015 Edition, as published by the International Association of Plumbing and Mechanical Officials, and as referenced in and adopted pursuant to Sections 17922 and 18935 of the California State Health and Safety Code (hereinafter referred to as the "UMC"), are hereby adopted and incorporated by reference herein. Except as otherwise provided by this chapter and Chapter 16.02 RCMC, all mechanical systems associated with construction, alteration, moving, demolition, repair, and use of any building or structure within the city shall be made in conformance with the State Code and any rules and regulations promulgated pursuant thereto, including the UMC and the appendix.

Section 2. Severability

If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the

provisions of this ordinance are severable. This City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the ordinance be enforced.

Section 3. Effective Date and Publication

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

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

2710198.2

CITY OF RANCHO CORDOVA

ORDINANCE NO. 19-2016

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AMENDING RANCHO CORDOVA MUNICIPAL CODE CHAPTER 16.36, "SWIMMING
POOLS," WHICH ADOPTS BY REFERENCE THE 2016 CALIFORNIA BUILDING CODE
SECTION 3109 AND SECTIONS OF THE 2015 UNIFORM SWIMMING POOL, SPA & HOT
TUB CODE, AND THE CALIFORNIA HEALTH AND SAFETY CODE SECTIONS 115920 TO
115929**

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

Section 1. Title 16, Chapter 16.36, "Swimming Pools," is hereby amended to read as follows:

**Chapter 16.36
SWIMMING POOLS**

Sections:

- 16.36.010 Title.
- 16.36.020 Purpose.
- 16.36.030 Adoption of specific codes.

16.36.010 Title.

This chapter shall be known and cited as the Rancho Cordova Swimming Pool Code.

16.36.020 Purpose.

The purpose of the Rancho Cordova Swimming Pool Code is to provide minimum requirements and standards for the protection of the public health, safety, and welfare within this jurisdiction, as well as to reference the many different codes that pertain to swimming pool and spa safety.

16.36.030 Adoption of Swimming Pool codes.

2016 California Building Code, Chapter 31, Section 3109, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in Section 18901 et seq. of the California State Health and Safety Code (hereinafter referred to as the "State Code"), and Chapters 2 through 10 of the 2015 Uniform Swimming Pool, Spa and Hot Tub Code, as published by the International Association of Plumbing and Mechanical Officials, and Sections 115920 through 115929 of the California State Health and Safety Code, are hereby adopted and incorporated by reference herein. Except as otherwise provided by this chapter and Chapter 16.02 RCMC, all work associated with construction, alteration, moving, demolition, repair, and use of any swimming pool, spa, or hot tub within the city shall be made in conformance with the State Code and any rules and regulations promulgated pursuant thereto, including the Uniform Swimming Pool, Spa and Hot Tub Code.

Section 2. Severability

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

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

Section 3. Effective Date and Publication

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

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

2710205.2

CITY OF RANCHO CORDOVA

ORDINANCE NO. 20-2016

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AMENDING CHAPTER 16.38, "GREEN BUILDING CODE" TO THE RANCHO CORDOVA
MUNICIPAL CODE, WHICH ADOPTS BY REFERENCE THE 2016 CALIFORNIA GREEN
BUILDING STANDARDS CODE**

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

Section 1. Title 16, Chapter 16.38, "Green Building Code," is hereby amended to read as follows:

**Chapter 16.38
GREEN BUILDING CODE**

Sections:

- 16.38.010 Title.
- 16.38.020 Purpose.
- 16.38.030 Adoption of green building codes.

16.38.010 Title.

This chapter shall be known and cited as the Rancho Cordova Green Building Code.

16.38.020 Purpose.

The purpose of the Rancho Cordova Green Building Code is to provide minimum standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, installation, quality of materials, use and occupancy, location and maintenance of all buildings and structures within this jurisdiction.

16.38.030 Adoption of green building codes.

The *mandatory* provisions of the 2016 California Green Building Standards Code, Part 11, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California State Health and Safety Code Section 18901 et seq. (hereinafter referred to as the "State Code"), and any rules and regulations promulgated pursuant thereto, as published by the California Building Standards Commission, and as referenced in and adopted pursuant to California State Health and Safety Code Sections 17922 and 18935, are hereby adopted and incorporated by reference herein. Except as otherwise provided by this chapter and Chapter 16.02 RCMC, all construction, alteration, moving, demolition, repair, and use of any building or structure within the city shall be made in conformance with the State Code and any rules and regulations promulgated pursuant thereto.

Section 2. Severability

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

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

Section 3. Effective Date and Publication

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

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

2710197.2

CITY OF RANCHO CORDOVA

ORDINANCE NO. 21-2016

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AMENDING RANCHO CORDOVA MUNICIPAL CODE CHAPTER 16.40, "MOVING
BUILDINGS,"**

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

Section 1. Title 16, Chapter 16.40, "Moving Buildings," is hereby amended to read as follows:

Chapter 16.40

MOVING BUILDINGS

Sections:

- 16.40.010 Permit required.
- 16.40.020 Building relocation application.
- 16.40.030 Inspections.
- 16.40.040 Application approval.
- 16.40.045 Approval limitation on building relocation application.
- 16.40.050 Posting notice of intention to move.
- 16.40.060 Denial of building permit.
- 16.40.070 Appeals – Forms and filing of appeal.
- 16.40.075 Appeal by applicant – Notice.
- 16.40.080 Appeal by person other than applicant – Notice.
- 16.40.090 Hearing by City Council.
- 16.40.100 Issuance of building permit.
- 16.40.110 Authority to issue building permit.
- 16.40.120 Liability insurance required.
- 16.40.130 House and building moving requirements – Flags, lights, etc.
- 16.40.140 Approval of house and building moving equipment and apparatus and route by Director of Public Works – Bond required.
- 16.40.150 Highway moving permit.
- 16.40.160 Highway moving permit limitations – Time.
- 16.40.170 Public nuisance.

16.40.010 Permit required.

No person shall move or cause to be relocated any building or structure across any public street or highway, or from one property to another, or from one location to another in the city, or from any city or county outside of the city of Rancho Cordova, without first obtaining a moving permit through the procedures provided in this chapter.

16.40.020 Building relocation application.

Application for building relocation shall be filed with the Building Official.

A. Contents of Application. The application shall specify the existing location of the building, size, and character of the building to be relocated, the proposed improvements or changes, if any, the proposed location, the property owner's name and address, the intended use of the

building, and two complete sets of plans as required for the building permit with a completed building permit application and completed estimate sheet. The plot plan for the proposed location shall show location of the building, indicating proposed setbacks of the building and size, location, and use of all existing buildings at the proposed location, and site developments. On commercial, industrial, or multifamily developments, the Building Official may accept preliminary plans.

B. Entry and Site Identification. The applicant shall arrange for entry of the buildings proposed to be relocated and provide a stake driven in the ground, protruding four feet above grade, at the front and rear of the proposed location for posting and attaching house numbers as provided by RCMC 16.40.050.

16.40.030 Inspections.

Within five working days of being notified by the applicant, the Building Official shall cause the inspection of the building to be relocated.

16.40.040 Application approval.

After reviewing the application for building relocation and inspection of the building and proposed location, the Building Official shall give his or her approval in writing and so notify the property owner and applicant of the requirements imposed on his approval.

Upon said approval, the Building Official shall cause the building and the proposed location to be posted with an "intent to move" sign as provided in RCMC 16.40.050.

16.40.045 Approval limitation on building relocation application.

Approval of building relocation application shall be limited to 60 days from completion of the posting period when no appeal is filed.

16.40.050 Posting notice of intention to move.

When the building has been approved for relocation to a new site, the Building Official shall cause a "notice of intention to move" sign to be posted, on stakes, for five working days from date of posting, with assigned house number, provided by the applicant, at the front and rear of the proposed site and on the front of the building proposed to be moved; such notice shall not be less than 13 inches by 19 inches in size and shall set forth the character of the building to be moved, the present and proposed site of the building, and the date of posting.

Exception: Buildings being moved from outside the city of Rancho Cordova into the city of Rancho Cordova shall require a 10-day posting period in lieu of five days.

A. The building shall not be moved from the location shown on the application for the duration of the required five-day posting period. If for any reason the posting period has been interrupted, the building and proposed site shall be reposted for an additional five days.

B. No building shall be temporarily relocated on present or other property for temporary storage purposes, except legal contractors' storage yards, without having written approval of administrative authority having jurisdiction of the property used for this temporary storage. The administrative authority may require a surety bond, cash bond, or other means to insure the removal of the building and may set a time limit as deemed necessary to protect the public and the city of Rancho Cordova.

C. No moving permit shall be issued, nor the building moved from the existing location, until the required posting and appeal period has elapsed.

D. Exemption from Posting. A building being relocated on existing property, when approved by the Building Official, may be exempted from the posting requirements.

16.40.060 Denial of building permit.

A. The application for a building permit shall be denied when:

1. Any unlawful, dangerous, or defective condition of a building proposed to be moved is such that remedy or correction cannot effectively be made; or
2. The relocation of the building to the proposed site would cause appreciable damage to or be materially detrimental to the property or improvements in the district within the immediate vicinity of the proposed new location; or
3. The structure is of a type prohibited at the proposed location by law or regulation of the city.

B. The Building Official, or his or her designees, shall inform the applicant of the denial in writing within 10 working days of the filing of the application. The denial shall set forth the reasons therefor, shall designate the applicable provisions of the law or regulations upon which the denial is predicated.

16.40.070 Appeals – Forms and filing of appeal.

Any person who is dissatisfied with the decision of the Building Official may appeal therefrom to the City Council.

No special form of appeal is required except that the appeal must contain the name and address of the applicant, state the reasons or grounds therefor, and be signed by the appellant.

Appeals shall be filed with the clerk of the city council who shall arrange for a hearing at the next convenient meeting of the city council. A fee of \$25.00 shall be paid to the City Clerk by the appellant to defray the cost of hearing the appeal.

16.40.075 Appeal by applicant – Notice.

In the case of an appeal by the applicant for the permit, the appeal must be filed within five working days after the mailing of the notice of denial by the Building Official. Upon notice of appeal by the applicant, the City Clerk shall advise the applicant and the Building Official of the time and place of the hearing and shall cause a notice to be posted on stakes at the front and rear of the proposed location and on the front of the building proposed to be moved. Such notice shall be not less than 13 inches by 19 inches in size and shall set forth the character of the building and the date and place of the hearing of the appeal before the City Council. Such notice shall be posted at least five days prior to the scheduled hearing.

16.40.080 Appeal by person other than applicant – Notice.

In the case of an appeal by any person other than the applicant, the appeal must be filed within five working days of the date of posting by the Building Official of the notice of intention to issue a building permit and moving permit.

The City Clerk shall notify the Building Official, the appellant, and the applicant of the time and place of hearing at least five days prior thereto.

16.40.090 Hearing by city council.

Appeals to the City Council shall be heard at the next convenient meeting after the completion of any required period of giving notice. The City Council shall announce its decision denying the

permit or directing its issuance subject to such conditions it deems appropriate within 20 days after the close of the hearing. The City Clerk shall mail notice of the decision to the appellant, the Building Official, and any other persons making written request for same. The notice shall be mailed within three working days after the decision is announced, as aforesaid.

16.40.100 Issuance of building permit.

A. If a building permit is granted, it shall be granted under conditions which shall require the owner, or agent of the owner, of any building to be moved to comply with the provisions of all applicable state laws and local ordinances, to make such changes or repairs as may be necessary to comply therewith or to fill remaining basements or other subsequent openings on the property.

B. No building relocated in accordance with the provisions of this chapter shall be used or occupied or have utility services connected thereto until said necessary changes or repairs have been completed.

C. Any building relocated in another location shall be brought up to current regulations of the building, plumbing, mechanical, and electrical codes. The Building Official may waive a specific requirement when the requirement met the Rancho Cordova Building Code in effect at the time it was built and does not cause a health or safety hazard.

D. Prior to the issuance of any building permit, the applicant for the moving permit must produce evidence indicating:

1. That they have sealed the sewer line at the site from which the building is being moved in a manner prescribed by the political subdivision having jurisdiction thereof; or
2. That they have properly destroyed the septic tank system in accordance with the county health department requirements.

E. The Building Official shall require the owner or agent to deposit a certificate of deposit or a surety bond with the City to insure compliance with the conditions imposed on the building permit. The surety bond must be issued by a corporate surety authorized to do business in the State of California and shall be filed in the form prescribed by the Building Official and subject to his/her approval. The amount of the bond shall be set at the discretion of the Building Official. At the time of filing the certificate of deposit or surety bond with the City, the property owner must also execute and file a statement in substantially the following language:

I, _____, the applicant and property owner, hereby promise to comply with the conditions imposed on the building permit No. _____. By way of guarantee that this work will be done, I/we herewith deposit with the City a (certificate of deposit, or surety bond) in the sum of \$_____ and agree that in the event these conditions are not fulfilled within one hundred eighty (180) days hereafter, the City may use said certificate of deposit, or forfeit the surety bond and apply the proceeds either to cause said conditions to be fulfilled or to demolish the building which was under the authority of said building permit.

F. The condition(s) imposed upon the issuance of the building permit for a moved building shall be met within 180 days. Noncompliance of this requirement shall give cause to forfeit the certificate of deposit or surety bond and to abate as a public nuisance.

G. Building Relocation Application Fee. The applicant shall pay a relocation application fee for each application at the time of issuance. The fee for each permit shall be that fee prescribed by resolution of the City Council.

H. Fee Refund. No refund shall be made where an inspection is made as required by RCMC 16.40.030. The Building Official may authorize the refunding of not more than 80 percent of the application fee when no inspection was made as required by RCMC 16.40.030. The Building Official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than 180 days from the date of fee payment.

I. Exemption from Building Relocation Application Fee.

1. Buildings that are being moved within Rancho Cordova to locations outside the City of Rancho Cordova.
2. Buildings or portions of buildings being moved to or through the City that are approved manufactured buildings.
3. Incidental accessory structures of 125 square feet or less which will not be used for human habitation.
4. Buildings being moved to a storage yard approved by the Rancho Cordova Zoning Code for storage purposes.

16.40.110 Authority to issue building permit.

In the event the decision of the Building Official to grant the building permit is not appealed within the five-day posting period specified in RCMC 16.40.050, and the building proposed to be moved will not come within the scope of the conditions prohibited by RCMC 16.40.060, and the applicant has complied with all other applicable requirements of this chapter, the Building Official shall issue the building permit.

In the event an appeal has been filed, the Building Official shall issue or deny the permit, pursuant to the terms of the final decision of the City Council I and the other applicable provisions of this chapter.

16.40.120 Liability insurance required.

No moving permit shall be issued under the provisions of this chapter unless the permittee shall have first taken out and agreed to maintain at all times public liability insurance in an amount not less than \$100,000 for injuries, including wrongful death, to any one person, and subject to the limit for each person, in an amount not less than \$200,000 on account of one accident, and unless also they shall take out and agree to maintain at all times property damage insurance in an amount not less than \$5,000. Such insurance shall name the City as an insured, and a certificate of insurance shall be filed with the Director of Public Works.

16.40.130 House and building moving requirements – Flags, lights, etc.

Red lights at each corner of the building shall be maintained by the mover from one-half hour after sunset until one-half hour before sunrise.

A. Notice of Emergency Service. Any person moving a building on any city road shall notify the Department of Public Works immediately before and after the movement.

B. Authorized Moving Hours. Movement of buildings on any city road shall be prohibited between the hours of 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 7:00 p.m. on weekdays.

C. No building shall be moved into a fire district without first giving notice to the fire district into which the building is to be moved 10 working days prior to the move.

16.40.140 Approval of house and building moving equipment and apparatus and route by director of public works – Bond required.

The Director of Public Works, or his or her designees, may, in their discretion, inspect all rollers, trucks, wheels, dollies, tractors, or other apparatus proposed to be used in the moving operation, and shall restrict the use of such apparatus to that which, in their judgment, will not cause injury to highways, bridges, or other property. The Director of Public Works, or his or her designees may also require reasonable changes in the route proposed, even though the route required may be longer than the one proposed, and also require an applicant or his or her agent to file a surety bond issued by a corporate surety authorized to do business in the state of California in such amount of \$5,000 or a certificate of insurance in the amount of \$10,000 with an oversize, overweight endorsement to guarantee the restoration and repair of city roads damaged by moving equipment and apparatus, in accordance with applicable city standards.

16.40.150 Highway moving permit.

When a building permit has been granted by the Building Official and all provisions of this chapter and other regulations and/or requirements for issuing a building permit for the building have been fulfilled, the Director of Public Works shall issue a highway moving permit. The applicant shall pay an additional fee for this permit. The permit fee shall be \$30.00.

Buildings that are being moved from outside the city or from within the city to terminate in a city or county other than Rancho Cordova that qualifies for exemption of building relocation application fee as provided by RCMC 16.40.100(l) and are required to use city roads or highways shall be required to pay the \$30.00 fee for a moving permit.

A. Fee for Additional Buildings. The fee for additional buildings or portions of any severed buildings moved at the same time to the same locations as provided herein shall be \$10.00.

B. Exemption from Highway Moving Permit. The highway moving permit fee (and fee for additional buildings) shall not be required in the following instances:

1. If the building is being moved from one location to another location and no public road is to be used;
2. Buildings and/or sections of buildings being moved to or through the City that are approved manufactured buildings.

C. The exemption to a highway moving permit does not exempt the buildings in RCMC 16.40.020 from the required wide load highway permit.

16.40.160 Highway moving permit limitations – Time.

Permission to move any building under any moving permit shall expire 60 days after issuance, except that the Director of Public Works may extend the expiration time an additional 60 days.

A. Transfer. Permits issued under this chapter shall not be transferred by the holder thereof to any other person.

All movements of buildings authorized by the moving permit shall be made under the control and supervision of the grantee of the permit.

B. Refunds. No fees required by this chapter shall be refunded if the moving of a building authorized by the moving permit is not made.

16.40.170 Public nuisance.

Any building moved contrary to any of the provisions of this chapter is unlawful and a public nuisance, and the Building Official shall commence action or proceedings for the abatement and removal and enjoinder thereof in a manner provided in this chapter. The remedies provided herein shall be cumulative and not exclusive.

Section 2. Severability

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

Section 3. Effective Date and Publication

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

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

2710199.2

MEMORANDUM

DATE: October 17, 2016

TO: Honorable Mayor and Council Members

FROM: Nicholas Sosa, Assistant Planner



SUBJECT: O'REILLY TENTATIVE PARCEL MAP; PROJECT NO. DD9672 – LOCATED AT 2346 SUNRISE BOULEVARD ALONG ZINFANDEL DRIVE

PROPERTY OWNER: Ethan Conrad Properties 1300 National Drive, Suite 100 Sacramento, CA 95834	APPLICANT/DEVELOPER: Global Surveying Consultants, Inc. Mr. Paxton Singleton 6511 Heilman Court North Little Rock, AR 72118
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PROJECT: O'Reilly Tentative Parcel Map FILE: DD9672 LOCATION: 2346 Sunrise Boulevard along Zinfandel Drive APN: 058-0540-003 PLANNER: Nicholas Sosa, Assistant Planner

RECOMMENDATION

Adopt the Resolution No. 126-2016.

RESULT OF RECOMMENDED ACTION

Adoption of Resolution No. 126-2016 would approve the applicant's request to subdivide an existing 1.78 acre parking lot parcel (Parcel 3) into two (2) separate parcels; Parcel 3A at 1.099 acres and Parcel 3B at 0.681 acres. This lot split would allow for the sale, lease or finance of Parcel 3B to O'Reilly Automotive as a potential business site within the Rivergate Shopping Center. No physical improvements are proposed with this request.

BACKGROUND

The City of Rancho Cordova received an application on September 9, 2016 requesting a Tentative Parcel Map to divide an existing 1.78+/- acre parcel into 2 separate parcels for the individual sale, lease or financing of any future buildings to be located at 2346 Sunrise Boulevard along Zinfandel Drive. The existing parcel is part of the Rivergate Shopping Center which was recently remodeled in March of 2014 (Project No. DD8445). The site is zoned Commercial Mixed Use (CMU) in the Rancho Cordova Zoning Code within the General Plan's Sunrise Boulevard North Planning Area.

The new parcels are shown in Figure 2 and will include:

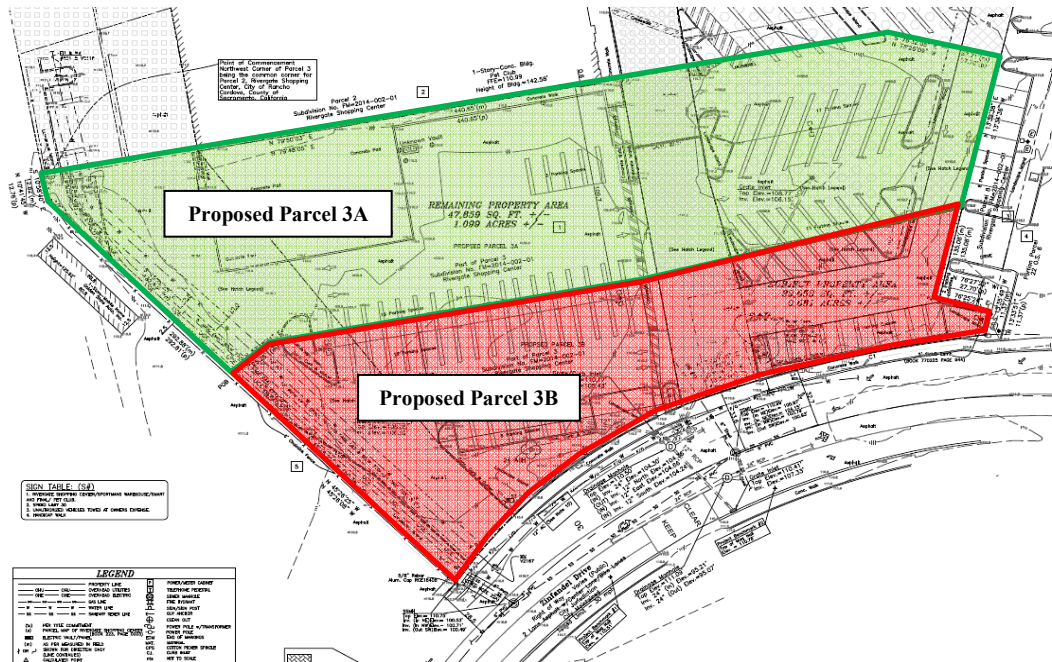
- Parcel 3A: A new 1.099 (47,859 sq. ft.) acre parcel.
- Parcel 3B: A new 0.681 (29,658 sq. ft.) acre parcel.

The application was routed to the City's commenting agencies and reviewed for environmental concerns.

Figure 1: Project Site



Figure 2: Proposed (2) Parcel Subdivision



REQUIRED PERMITS AND REGULATORY BASIS

According to the State Subdivision Map Act and Municipal Code, a commercial parcel may be subdivided into multiple separate lots with a Subdivision Map, guided by the following provisions:

1. Subdivision Map Act
2. RCMC Title 22, Land Development, provides the local authority under the Subdivision Map Act to subdivide land.
3. RCMC Title 23, Zoning

ANALYSIS

The applicant is requesting approval of a Tentative Parcel Map to divide an existing 1.78 acre parking lot parcel into 2 separate parcels at 1.099 acres and 0.681 acres. No physical improvements or changes in use are proposed at this time.

General Plan: The project site is located in the Sunrise Boulevard North Planning Area designation of the City's General Plan which is expected to be revitalized with the continued growth of the City. The Rivergate Shopping Center has been recently remodeled in an effort to encourage more businesses to the retail center.

Table 1: Surrounding Designations and Existing Uses

Location	Existing Use	General Plan Designation	Zoning Designation
2346 Sunrise Boulevard along Zinfandel Drive (Project Site)	Existing Rivergate Shopping Center parking lot	SBNPA (Sunrise Boulevard North Planning Area)	CMU (Commercial Mixed Use)
North	Pet Club (Rivergate Shopping Center)	SBNPA	CMU
East	Mobile Country Club (Mobile Home Park)	MDR (Medium Density Residential)	RMH (Residential Mobile Home)
South	McDonald's	SBNPA	CMU
West	Auto Sales	SBNPA	CMU

Zoning Code: The project site is zoned Commercial Mixed Use (CMU) consistent with the General Plan designation of Sunrise Boulevard North Planning Area which encourages the revitalization of the existing shopping center as part of the overall vision of the area north of Highway 50 along Sunrise Boulevard. The purpose of the CMU zone is to provide an area with adequate infrastructure for general commercial and heavier types of commercial uses. The most appropriate location for this zone is along major streets or in areas where the more intensive uses permitted would not adversely affect surrounding properties.

No physical improvements are included with this lot split. All parcels will contain a reciprocal parking and access agreement to integrate parking and meet required zoning code requirements. Any changes to this map must be reviewed by staff for consistency and comparability.

Title 22 - Land Development: Title 22 of the City of Rancho Cordova Municipal Code regulates land division and is intended to supplement and implement the Subdivision Map Act. The proposed project, as conditioned, is consistent with requirements and procedures of a tentative parcel map application. Multiple findings are required to approve the proposed map; those findings and staffs analysis are included in the attached resolution (**Attachment 1**).

Figure 3: Street View

FISCAL IMPACT

The City anticipates that this project will result in additional revenues created from the potential sale of the new parcels and through taxes collected for each new parcel.

ENVIRONMENTAL

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Title 14 of the California Code of Regulations, Chapter 3, Division 6 (State CEQA Guidelines) by Categorical Exemption 15332, In-Fill Development Projects.

RECOMMENDED MOTIONS

Staff recommends that the City Council find the project to be in compliance with the California Environmental Quality Act (CEQA) per section 15332 “In-Fill Development Projects” and adopt Resolution No. 126-2016 approving the Tentative Parcel Map for O’Reilly Automotive DD9672, subject to the findings, Tentative Parcel Map (**Exhibit A**) and Conditions of Approval (**Exhibit B**).

ATTACHMENTS

1. Resolution No. 126-2016, including Tentative Parcel Map (**Exhibit A**) and subject to the Conditions of Approval (**Exhibit B**).
2. 500’ Radius Map and Labels.

ATTACHMENT 1

CITY OF RANCHO CORDOVA

RESOLUTION NO. 126-2016

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
APPROVING O'REILLY TENTATIVE PARCEL MAP, PROJECT NO. DD9672**

WHEREAS, Global Surveying Consultants, Inc. (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for a two (2) lot Tentative Parcel Map for 2346 Sunrise Boulevard along Zinfandel Drive within the Rivergate Shopping Center (Assessor's Parcel Number: 058-0540-003-0000); 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 THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize the O'Reilly Automotive Tentative Parcel Map (**Exhibit A**), subject to the following findings and attached Conditions of Approval (**Exhibit B**):

- A. 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) by Categorical Exemption 15332, In-Fill Development Projects, as supported by the following.

The property is located within the existing Rivergate Shopping Center and is within city limits as the parcel is less than 5 acres and surrounded by urbanized uses. The parcel site would not result in any significant effects relating to traffic, noise, air quality, or water quality as the site is already an existing commercial area. No new infrastructure will need to be added as the area is adequately served by all required utilities and public services. No physical improvements are proposed with this request.

- 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 designation of Sunrise Boulevard North Planning Area (SBNPA) and the land use designation specified for this parcel. The site is an existing parking lot area for the Rivergate Shopping Center. Both lots are consistent with the existing development standards of the Zoning Code designation of Commercial Mixed Use (CMU). No physical improvements are proposed as part of this map.

ATTACHMENT 1

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

Evidence: The proposed Tentative Parcel Map is consistent with the existing development standards of the Sunrise Boulevard North Planning Area and the zoning standards of the Commercial Mixed Use (CMU) zone.

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

Evidence: The site is physically suitable to subdivide. The existing parcel will be split into two parcels at 1.099 acres and 0.681 acres. There are no buildings currently on site and each new parcel will be supported by cross access parking and existing utilities for future development. No physical improvements are proposed with this request.

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. The parcel is currently part of the Rivergate Shopping Center which has been developed to accommodate intensive commercial uses. The approved parking and vehicular access drives will be reciprocally joined for common use and maintenance as a condition of the map.

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 does not involve any physical improvements or changes in use at this time. The site does not contain any sensitive plant and/or wildlife as the location has already been developed and is currently an existing parking lot for Rivergate Shopping Center. The proposed project can be found exempt from environmental review pursuant to Section 15183 of the California Environmental Quality Act.

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

Evidence: The subdivision of one parcel into two new parcels would allow for the sale, lease or finance of each proposed parcel. The proposed Tentative Parcel Map does not include any physical change and will not disturb any previously undisturbed area. 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.

ATTACHMENT 1

Evidence: No change is proposed with this subdivision and a condition has been placed on the project to ensure the access and shared parking remains for all businesses prior to sale of the new parcels.

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

AYES:

NOES:

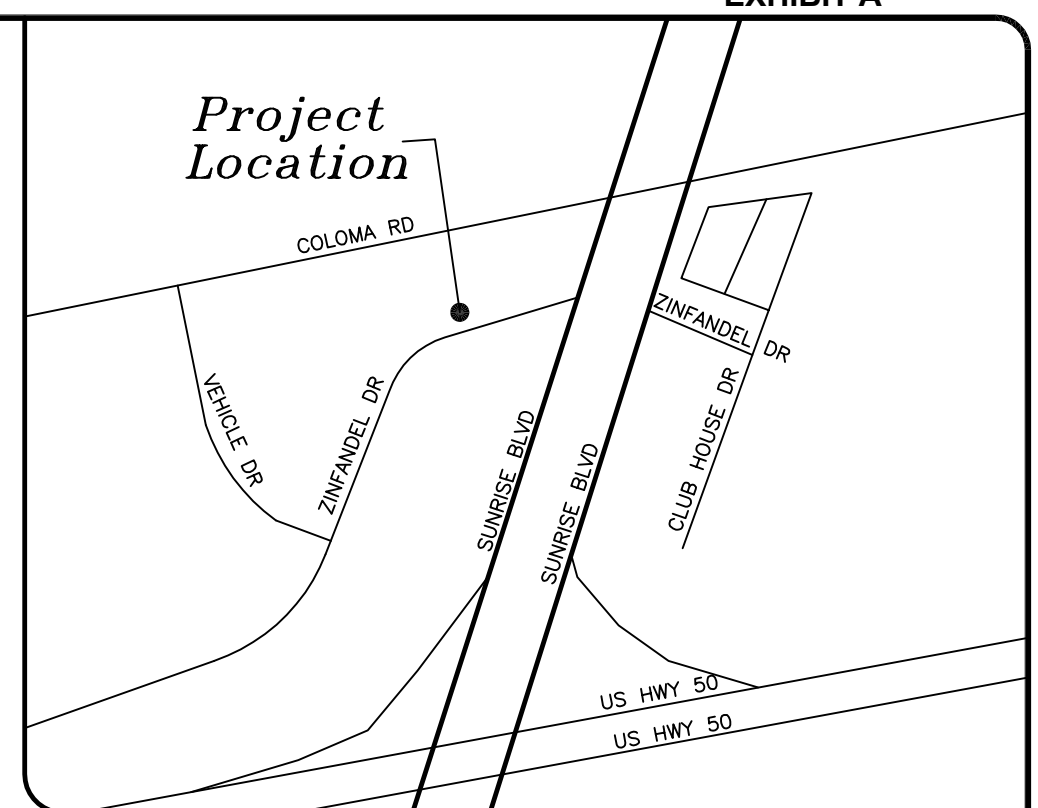
ABSENT:

ABSTAIN:

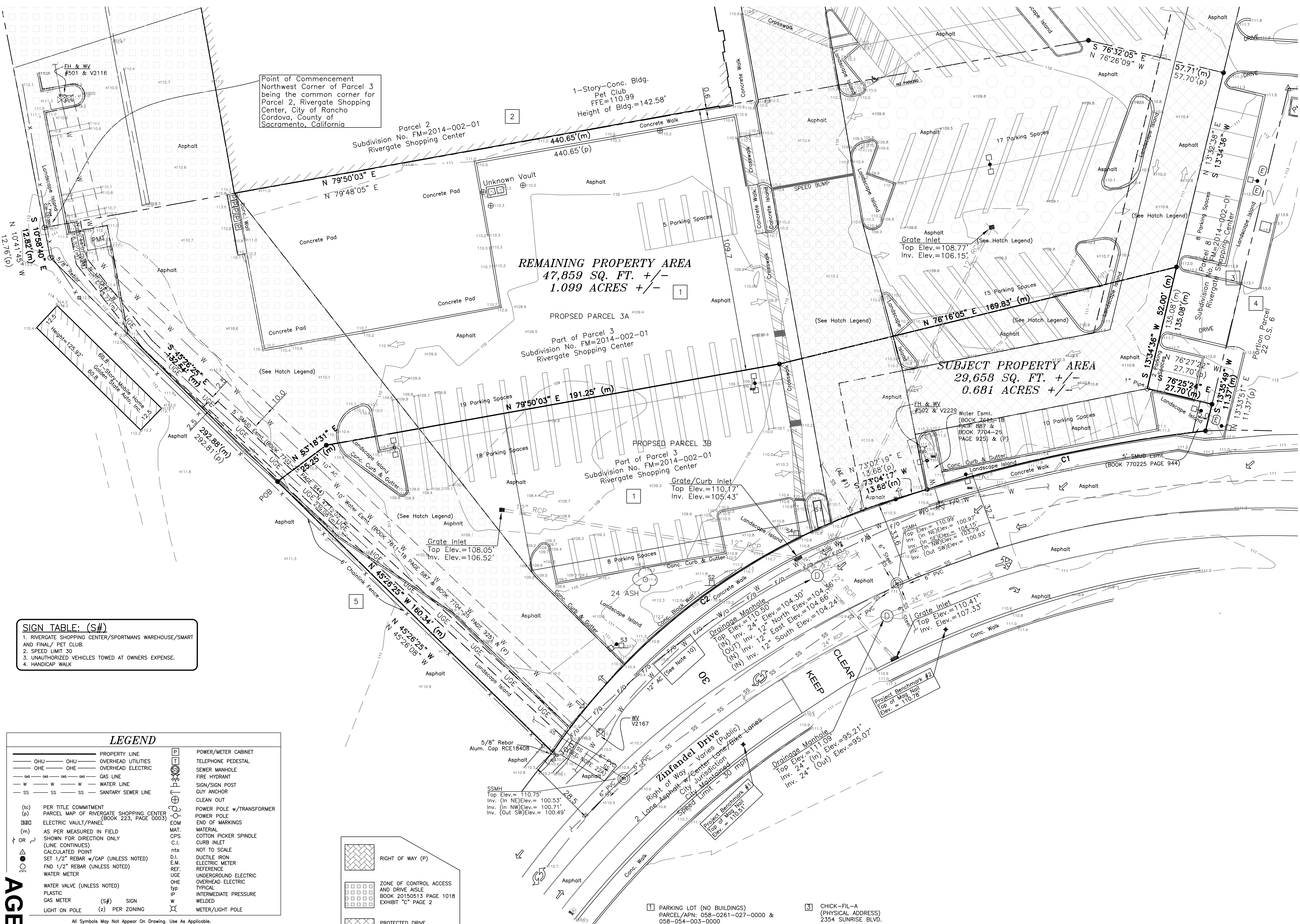
David M. Sander, Mayor

ATTEST:

Mindy Cuppy, MMC, City Clerk



VICINITY MAP - N.T.S.



SIGN TABLE: (S#)

1. RIVERGATE SHOPPING CENTER/SPORTSMANS WAREHOUSE/SMART AND FINAL/ PET CLUB.
2. SPEED LIMIT 30
3. UNAUTHORIZED VEHICLES TOWED AT OWNERS EXPENSE.
4. HANDICAP WALK

LEGEND

— OHU —	PROPERTY LINE	P	POWER/METER CABINET
— OHE —	OVERHEAD UTILITIES	T	TELEPHONE PEDESTAL
— OHE —	OVERHEAD ELECTRIC	S	SEWER MANHOLE
— GAS —	GAS LINE	FI	FIRE HYDRANT
— W —	WATER LINE	SP	SIGN/SIGN POST
— SS —	SANITARY SEWER LINE	GA	GUY ANCHOR
(C)	PER TITLE COMMITMENT	CO	CLEAN OUT
(P)	PARCEL MAP OF RIVERGATE SHOPPING CENTER	PO	POWER POLE W/TRANSFORMER
(E)	ELECTRIC VAULT/PANE (BOOK 223, PAGE 0003)	EO	END OF MARKINGS
(M)	AS PER MEASURED IN FIELD	MA	MATERIAL
(D)	SHOWN FOR DIRECTION ONLY	CPS	COTTON PICKER SPINDLE
(L)	(LINE CONTINUES)	C.I.	CURB INLET
(C)	CALCULATED POINT	HTS	NOT TO SCALE
(R)	SET 1/2" REBAR W/CAP (UNLESS NOTED)	D.I.	DUCTILE IRON
(F)	FND 1/2" REBAR (UNLESS NOTED)	E.M.	ELECTRIC METER
(W)	WATER METER	REF.	REFERENCE
(V)	WATER VALVE (UNLESS NOTED)	UE	UNDERGROUND ELECTRIC
(P)	PLASTIC	OHE	OVERHEAD ELECTRIC
(M)	GAS METER	typ	TYPICAL
(L)	LIGHT ON POLE	IP	INTERMEDIATE PRESSURE
(S#)	SIGN	W	WELDED
(Z)	PER ZONING	X	METER/LIGHT POLE

All Symbols May Not Appear on Drawing. Use As Applicable.

HATCH LEGEND

[Hatched Box]	RIGHT OF WAY (P)
[Dotted Box]	ZONE OF CONTROL ACCESS AND DRIVE AISLE BOOK 20150513 PAGE 1018 EXHIBIT "C" PAGE 2
[Cross-hatched Box]	PROTECTED DRIVE BOOK 20150513 PAGE 1018 EXHIBIT "C" PAGE 4
[Stippled Box]	NO BUILDABLE AREA BOOK 20150513 PAGE 1018 EXHIBIT "C" PAGE 4

- 1. PARKING LOT (NO BUILDINGS)
PARCEL/APN: 058-0261-027-0000 & 058-054-003-0000
OWNER: ETHAN CONRAD
(MAILING ADDRESS)
1300 NATIONAL DRIVE #100
SACRAMENTO, CA 95834-1981
GRANT DEED BOOK 20141015, PAGE 1206
ZONED CMU
- 2. DEPARTMENT STORE
(PHYSICAL ADDRESS)
2344 SUNRISE BLVD.
PARCEL/APN: 058-0540-002-0000
OWNER: ETHAN CONRAD
(MAILING ADDRESS)
1300 NATIONAL DRIVE #100
SACRAMENTO, CA 95834-1981
GRANT DEED BOOK 20141015, PAGE 1206
ZONED CMU
- 3. CHICK-FIL-A
(PHYSICAL ADDRESS)
2354 SUNRISE BLVD.
PARCEL/APN: 058-0540-008-0000
OWNER: ETHAN CONRAD
(MAILING ADDRESS)
1300 NATIONAL DRIVE #100
SACRAMENTO, CA 95834-1981
GRANT DEED BOOK 20141015, PAGE 1206
ZONED CMU
- 4. CHEVRON
PARCEL: 058-0261-011-0000
(PHYSICAL ADDRESS)
2358 SUNRISE BLVD.
OWNER: PFARDRESHER ASSOCIATES, LLC
(MAILING ADDRESS)
1940 ZINFANDEL DR.
OWNER: H. ROBERT FREIHEIT AND DENISE ANN FREIHEIT, TRUSTEES OF THE FREEDOM TRUST
(MAILING ADDRESS)
P.O. BOX 2332
GRANITE BAY, CA 95746-0000
GRANT DEED BOOK 20000404, PAGE 0930
ZONED CMU
- 5. GOLDEN STATE AUTO, INC.
PARCEL: 058-0261-017-0000
(PHYSICAL ADDRESS)
2333 SOUTH PATTERSON
OWNER: O'REILLY AUTO ENTERPRISES, LLC
(MAILING ADDRESS)
SPRINGFIELD, MISSOURI 65802
ZONED CMU



BLEW AND ASSOCIATES P.A.
524 W. SYCAMORE STE 4
FAYETTEVILLE, AR 72703
O: 479-443-4506

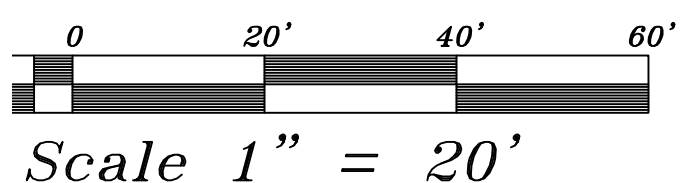
GLOBAL SURVEYING CONSULTANTS, INC.
6511 HELMAN COURT
NORTH LITTLE ROCK, ARKANSAS 72118
501-455-4984

PREPARED FOR:
O'REILLY AUTO ENTERPRISES, LLC
2333 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802

TENTATIVE PARCEL MAP OF
RIVERGATE SHOPPING CENTER
PARCEL C - CERTIFICATE OF COMPLIANCE - 770303 O.R. 634
CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, CALIFORNIA

SCALE: 1" = 20'	Survey For: ETHAN CONRAD	DRAWN BY: SEBRIN
DATE: 09/08/16		
PART OF PARCEL C - RIVERGATE SHOPPING CENTER		
GLOBAL SURVEYING CONSULTANTS, INC. - PROJECT NO. 16-3044.01		

AGENDA ITEM 13.1



Curve Table (m)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	639.50(m)	118.41(m)	118.24(m)	S 78°07'39" W
C2	269.50(m)	180.49(m)	177.14(m)	S 53°32'44" W

		<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 Tentative Parcel Map, to subdivide one (1) parcel (APN: 058-0540-003-0000) into two (2) parcels, as described in the City Council staff report dated October 17, 2016 and Tentative Subdivision Map (Exhibit A) submitted September 9, 2016 with the conditions herein, for project number DD9672.	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.	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@cityofranchocordova.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)
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.	Any amendments and/or improvements to the site shall be reviewed by City staff prior to construction. This includes use of the site and new permanent and temporary structures. An allowable area analysis will be required by the Building Department prior to construction for buildings near and/or property lines.	Prior to Construction- Design Review	On-Going	Planning	
6.	Additional driveways shall not be allowed.	Construction	On-Going	Public Works	
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	Public Works	
8.	Low-flow water fixtures must be used indoors and drip and micro stray systems must be used for irrigation	Plumbing	On-Going	Golden State Water Company	
9.	GSWC will be able to provide domestic and fire protection water service to this project in compliance with California Public Utilities Commission (CPUC) General Order No. 103 and applicable local requirements.	Water Service	On-Going	Golden State Water Company	

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & signature)
10.	Governor Jerry Brown issued on April 1, 2015 an Executive Order that included a directive to implement mandatory water reduction across California. In response to this directive and regulations approved by the CPUC, GSWC has implemented water conservation measures. This project will be subject to these measures.	Water Conservation	On-Going	Golden State Water Company	
11.	Dependent upon project demands and in accordance with CPUC Rule 15, any modifications to the onsite or offsite water systems to accommodate any changes in fire protection requirements or increased water demands will be at the owner's expense.	Infrastructure	On-Going	Golden State Water Company	
12.	No trees within 10 feet of fire hydrants and within GSWC Easements	Landscaping	On-Going	Golden State Water Company	

Prior to Recordation of the Subdivision Map					
13.	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.	Subdivision	Three years, commencing with the date of approval.	Planning/ Public Works	
14.	Property Owner/Applicant shall participate in or provide a funding mechanism for maintenance services for the fair share of existing and all new public improvements associated with the project including, but not limited to, streets, bridges/culverts, traffic signals, traffic signs, striping and legends, ITS operations, street lights and safety lights, and public frontage and median landscape improvements. This may be accomplished through annexation to the City's Communities Facilities District No. 2008-1 (Street Lighting and Road Maintenance). All costs associated with the annexation shall be borne by the Property Owner/Applicant.	Funding	Prior to recording of parcel map or issuance of building permit, whichever occurs first	Public Works	
15.	A note shall be placed on the final map stating that "Reciprocal access and parking between parcels shown hereon shall be granted/reserved prior to the sale and/or reconveyance of said parcels."	Access and Parking	Prior to Recordation of the Subdivision Map	Public Works	
16.	Easements may need to be granted to GSWC for water service.	Water	Prior to recordation of subdivision Map	Golden State Water Company	
Prior to Construction Onsite					
Additional conditions may be required as part of the design review process- Condition #5 Above.					
Improvement Plans					
17.	Applicant shall photo-document the condition of adjacent streets, sidewalks and infrastructure to the satisfaction of the Public Works Department.	Documentation	Prior to approval of Improvement Plans.	Public Works	

Conditions of Approval

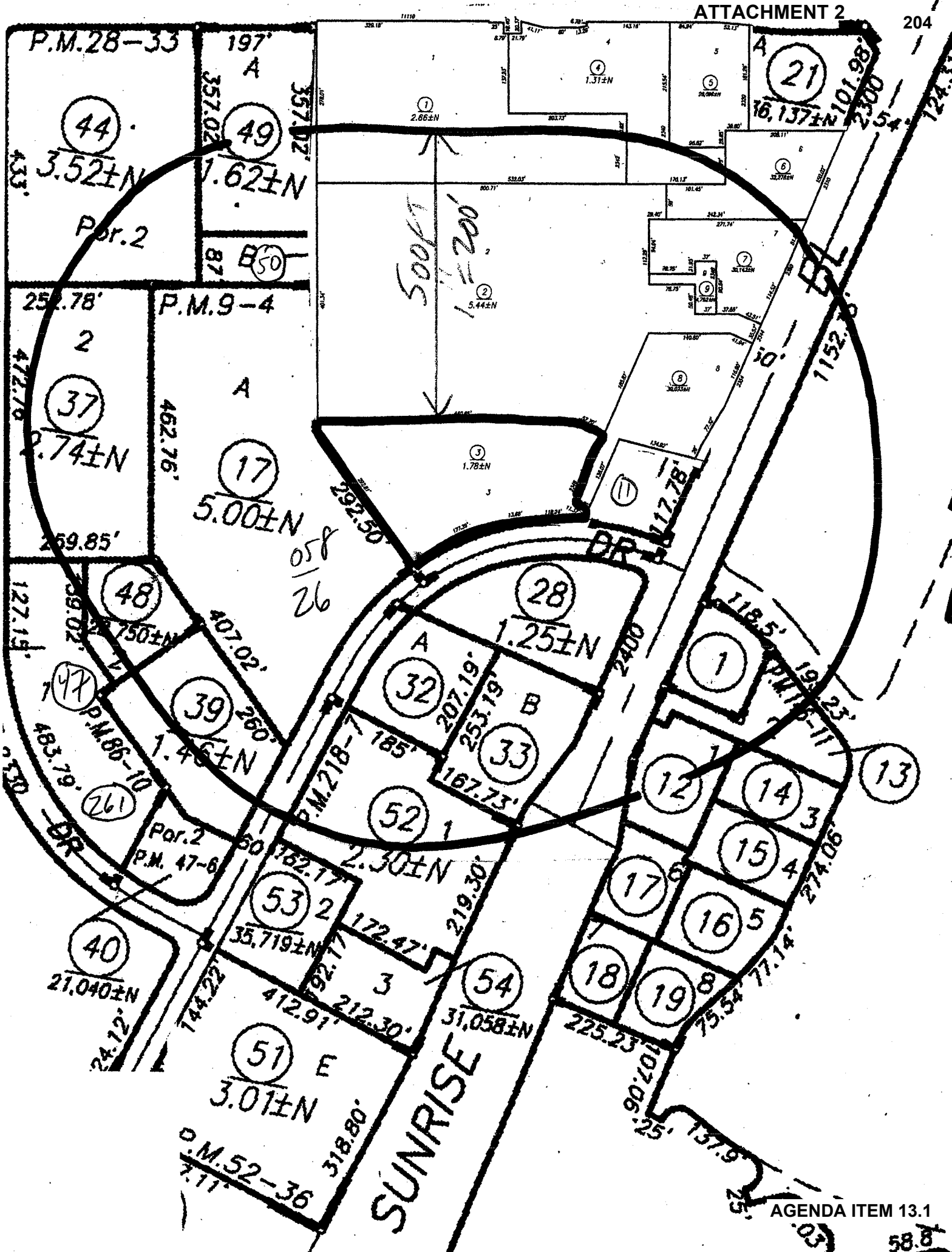
EXHIBIT B

18.	All landscape strips, medians, etc that contain trees shall be designed with continuous root barriers.	Landscaping	Prior to approval of improvement plans	Public Works	
19.	If the total area of the developed or redeveloped impervious surfaces (building rooftop, flat work, parking areas, or other disturbed areas cumulative for all phases of the work) equals or exceeds 1.0 acre, incorporate permanent storm water quality treatment measures into the site improvement plans in conformance with applicable County ordinances & standards, and state and federal law.	Drainage	Prior to approval of Improvement Plans	Public Works	
20.	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.	Grading	Prior to approval of improvement plans	Public Works	
21.	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 indicates slope • Irrigation plan • Soils test • Water use calculations • Irrigation schedule	Landscape Plan	Prior to approval of improvement plans	Public Works/ Planning	
<i>Building Permits and Inspection</i>					
22.	Applicant shall complete improvement plans to the satisfaction of the Public Works Department. Improvement plans shall include, but shall not be limited to: • All onsite civil improvements • Civil plan shall include an ADA access plan • Utility laterals	Improvement Plans	Prior to issuance of Building Permits	Public Works	

Conditions of Approval

EXHIBIT B

	A note shall be placed on the parcel map summarizing the required public improvements.				
23.	Upon completion of the installation of 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 building inspection	Public Works	



058-0540-003
ETHAN CONRAD
1300 NATIONAL DR #100
SACRAMENTO CA 95834

058-0261-011
PFARDRESHER ASSOCIATES LLC
4472 SHEARWATER CT
PLEASANTON CA 94566

058-0261-011
OCCUPANT
2358 SUNRISE BLVD
RANCHO CORDOVA CA 95670

058-0261-017
FREEDOM TRUST
PO BOX 2332
GRANITE BAY CA 95746

058-0261-017
OCCUPANT
1940 ZINFANDEL DR # A
RANCHO CORDOVA CA 95670

058-0261-017
OCCUPANT
1940 ZINFANDEL DR # B
RANCHO CORDOVA CA 95670

058-0261-017
OCCUPANT
1940 ZINFANDEL DR # C1
RANCHO CORDOVA CA 95670

058-0261-017
OCCUPANT
1940 ZINFANDEL DR # C2
RANCHO CORDOVA CA 95670

058-0261-017
OCCUPANT
1940 ZINFANDEL DR # C3
RANCHO CORDOVA CA 95670

058-0261-017
OCCUPANT
1940 ZINFANDEL DR # C4
RANCHO CORDOVA CA 95670

058-0261-017
OCCUPANT
1940 ZINFANDEL DR # C5
RANCHO CORDOVA CA 95670

058-0261-017
OCCUPANT
1940 ZINFANDEL DR # C6
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058-0261-017
OCCUPANT
1940 ZINFANDEL DR # C7
RANCHO CORDOVA CA 95670

058-0261-017
OCCUPANT
1940 ZINFANDEL DR # D
RANCHO CORDOVA CA 95670

058-0261-017
OCCUPANT
1940 ZINFANDEL DR # E
RANCHO CORDOVA CA 95670

058-0261-017
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OCCUPANT
1940 ZINFANDEL DR # H1
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1940 ZINFANDEL DR # H2
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1940 ZINFANDEL DR # I
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1940 ZINFANDEL DR # J
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058-0261-017
OCCUPANT
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058-0261-017
OCCUPANT
1940 ZINFANDEL DR # L
RANCHO CORDOVA CA 95670

058-0261-017
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1940 ZINFANDEL DR # M
RANCHO CORDOVA CA 95670

058-0261-017
OCCUPANT
1940 ZINFANDEL DR # N
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058-0261-017
OCCUPANT
1940 ZINFANDEL DR # O
RANCHO CORDOVA CA 95670

058-0261-017
OCCUPANT
1940 ZINFANDEL DR # P
RANCHO CORDOVA CA 95670

058-0261-017
OCCUPANT
1940 ZINFANDEL DR # Q
RANCHO CORDOVA CA 95670

058-0261-028,032,033
PINEBROOK VILLAGE LLC
8022 FOLSOM AUBURN RD
FOLSOM CA 95630

058-0261-028
OCCUPANT
2400 SUNRISE BLVD
RANCHO CORDOVA CA 95670

058-0261-032
OCCUPANT
1931 ZINFANDEL DR
RANCHO CORDOVA CA 95670

058-0261-033
OCCUPANT
2474 SUNRISE BLVD
RANCHO CORDOVA CA 95670

058-0261-037
WILLIAM R BANKS TRUST B
9220 PLACER CANYON PKWY
LOOMIS CA 95650

058-0261-037
OCCUPANT
2301 VEHICLE DR # A
RANCHO CORDOVA CA 95670

058-0261-037
OCCUPANT
2301 VEHICLE DR # B
RANCHO CORDOVA CA 95670

058-0261-037
OCCUPANT
2301 VEHICLE DR # C
RANCHO CORDOVA CA 95670

058-0261-037
OCCUPANT
2301 VEHICLE DR # D
RANCHO CORDOVA CA 95670

058-0261-037
OCCUPANT
2301 VEHICLE DR # E
RANCHO CORDOVA CA 95670

058-0261-037
OCCUPANT
2301 VEHICLE DR # F
RANCHO CORDOVA CA 95670

058-0261-037
OCCUPANT
2301 VEHICLE DR # G
RANCHO CORDOVA CA 95670

058-0261-037
OCCUPANT
2301 VEHICLE DR # H
RANCHO CORDOVA CA 95670

058-0261-037
OCCUPANT
2301 VEHICLE DR # I
RANCHO CORDOVA CA 95670

058-0261-037
OCCUPANT
2301 VEHICLE DR # I2
RANCHO CORDOVA CA 95670

058-0261-037
OCCUPANT
2301 VEHICLE DR # J
RANCHO CORDOVA CA 95670

058-0261-037
OCCUPANT
2301 VEHICLE DR # J1
RANCHO CORDOVA CA 95670

058-0261-039
CHURCH INVESTORS EXTENSION FUND
INC
45 S PARK #203
GLEN ELLYN IL 60137

058-0261-039
OCCUPANT
1950 ZINFANDEL DR
RANCHO CORDOVA CA 95670

058-0261-044/0540-001,002,004-009
ETHAN CONRAD
1300 NATIONAL DR #100
SACRAMENTO CA 95834

058-0261-044
OCCUPANT
11070 COLOMA RD # 1
RANCHO CORDOVA CA 95670

058-0261-044
OCCUPANT
11076 COLOMA RD # 1
RANCHO CORDOVA CA 95670

058-0261-044
OCCUPANT
11076 COLOMA RD # 2
RANCHO CORDOVA CA 95670

058-0261-044
OCCUPANT
11076 COLOMA RD # 3
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OCCUPANT
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11076 COLOMA RD # 5
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11076 COLOMA RD # 7
RANCHO CORDOVA CA 95670

058-0261-044
OCCUPANT
11082 COLOMA RD # 1
RANCHO CORDOVA CA 95670

058-0261-044
OCCUPANT
11082 COLOMA RD # 2
RANCHO CORDOVA CA 95670

058-0261-044
OCCUPANT
11082 COLOMA RD # 3
RANCHO CORDOVA CA 95670

058-0261-044
OCCUPANT
11082 COLOMA RD # 4
RANCHO CORDOVA CA 95670

058-0261-044
OCCUPANT
11082 COLOMA RD # 5
RANCHO CORDOVA CA 95670

058-0261-044
OCCUPANT
11082 COLOMA RD # 6
RANCHO CORDOVA CA 95670

058-0261-044
OCCUPANT
11082 COLOMA RD # 7
RANCHO CORDOVA CA 95670

058-0261-044
OCCUPANT
11082 COLOMA RD # 8
RANCHO CORDOVA CA 95670

058-0261-044
OCCUPANT
11082 COLOMA RD # 9
RANCHO CORDOVA CA 95670

058-0261-044
OCCUPANT
11082 COLOMA RD # 10
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
RANCHO CORDOVA CA 95670

058-0540-001
OCCUPANT
11110 COLOMA RD # 43
RANCHO CORDOVA CA 95670

058-0540-001
OCCUPANT
11110 COLOMA RD # 44
RANCHO CORDOVA CA 95670

058-0540-001
OCCUPANT
11110 COLOMA RD # 45
RANCHO CORDOVA CA 95670

058-0540-001
OCCUPANT
11110 COLOMA RD # 46
RANCHO CORDOVA CA 95670

058-0540-001
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
2342 SUNRISE BLVD # 36
RANCHO CORDOVA CA 95670

058-0540-001
OCCUPANT
2342 SUNRISE BLVD # 37
RANCHO CORDOVA CA 95670

058-0540-001
OCCUPANT
2342 SUNRISE BLVD # 38
RANCHO CORDOVA CA 95670

058-0540-002
PET CLUB
2344 SUNRISE BLVD
RANCHO CORDOVA CA 95670

058-0540-002
SMART AND FINAL
2344 SUNRISE BLVD
RANCHO CORDOVA CA 95670

058-0540-002
SPORTSMAN WAREHOUSE
2344 SUNRISE BLVD
RANCHO CORDOVA CA 95670

058-0540-004
OCCUPANT
2340 SUNRISE BLVD # 13
RANCHO CORDOVA CA 95670

058-0540-004
OCCUPANT
2340 SUNRISE BLVD # 14
RANCHO CORDOVA CA 95670

058-0540-004
OCCUPANT
2340 SUNRISE BLVD # 15
RANCHO CORDOVA CA 95670

058-0540-004
OCCUPANT
2340 SUNRISE BLVD # 16
RANCHO CORDOVA CA 95670

058-0540-004
OCCUPANT
2340 SUNRISE BLVD # 17
RANCHO CORDOVA CA 95670

058-0540-004
OCCUPANT
2340 SUNRISE BLVD # 18
RANCHO CORDOVA CA 95670

058-0540-004
OCCUPANT
2340 SUNRISE BLVD # 19
RANCHO CORDOVA CA 95670

058-0540-004
OCCUPANT
2340 SUNRISE BLVD # 20
RANCHO CORDOVA CA 95670

058-0540-004
OCCUPANT
2340 SUNRISE BLVD # 21
RANCHO CORDOVA CA 95670

058-0540-004
OCCUPANT
2340 SUNRISE BLVD # 22
RANCHO CORDOVA CA 95670

058-0540-004
OCCUPANT
2340 SUNRISE BLVD # 23
RANCHO CORDOVA CA 95670

058-0540-004
OCCUPANT
2340 SUNRISE BLVD # 24
RANCHO CORDOVA CA 95670

058-0540-004
OCCUPANT
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

058-0540-006
OCCUPANT
2310 SUNRISE BLVD # 5
RANCHO CORDOVA CA 95670

058-0540-006
OCCUPANT
2310 SUNRISE BLVD # 6
RANCHO CORDOVA CA 95670

058-0540-006
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

058-0540-008
OCCUPANT
2354 SUNRISE BLVD
RANCHO CORDOVA CA 95670

058-0540-009
OCCUPANT
2348 SUNRISE BLVD
RANCHO CORDOVA CA 95670

058-0261-047
SAL PDC LLC
604 SUTTER ST #200
FOLSOM CA 95630

058-0261-047
OCCUPANT
2341 VEHICLE DR
RANCHO CORDOVA CA 95670

058-0261-047
OCCUPANT
2341 VEHICLE DR # 101
RANCHO CORDOVA CA 95670

058-0261-047
OCCUPANT
2341 VEHICLE DR # 102
RANCHO CORDOVA CA 95670

058-0261-047
OCCUPANT
2341 VEHICLE DR # 103
RANCHO CORDOVA CA 95670

058-0261-047
OCCUPANT
2341 VEHICLE DR # 104
RANCHO CORDOVA CA 95670

058-0261-047
OCCUPANT
2341 VEHICLE DR # 107
RANCHO CORDOVA CA 95670

058-0261-047
OCCUPANT
2341 VEHICLE DR # 110
RANCHO CORDOVA CA 95670

058-0261-047
OCCUPANT
2341 VEHICLE DR # 113
RANCHO CORDOVA CA 95670

058-0261-047
OCCUPANT
2341 VEHICLE DR # 116
RANCHO CORDOVA CA 95670

058-0261-047
OCCUPANT
2341 VEHICLE DR # 119
RANCHO CORDOVA CA 95670

058-0261-047
OCCUPANT
2341 VEHICLE DR # 122
RANCHO CORDOVA CA 95670

058-0261-047
OCCUPANT
2341 VEHICLE DR # 124B
RANCHO CORDOVA CA 95670

058-0261-047
OCCUPANT
2341 VEHICLE DR # 127
RANCHO CORDOVA CA 95670

058-0261-047
OCCUPANT
2341 VEHICLE DR # 129B
RANCHO CORDOVA CA 95670

058-0261-047
OCCUPANT
2341 VEHICLE DR # 131A
RANCHO CORDOVA CA 95670

058-0261-047
OCCUPANT
2341 VEHICLE DR # 131B
RANCHO CORDOVA CA 95670

058-0261-047
OCCUPANT
2341 VEHICLE DR # 301
RANCHO CORDOVA CA 95670

058-0261-047
OCCUPANT
2341 VEHICLE DR # 302
RANCHO CORDOVA CA 95670

058-0261-047
OCCUPANT
2341 VEHICLE DR # 303
RANCHO CORDOVA CA 95670

058-0261-047
OCCUPANT
2341 VEHICLE DR # 304
RANCHO CORDOVA CA 95670

058-0261-047
OCCUPANT
2341 VEHICLE DR # 305
RANCHO CORDOVA CA 95670

058-0261-047
OCCUPANT
2341 VEHICLE DR # 306
RANCHO CORDOVA CA 95670

058-0261-047
OCCUPANT
2341 VEHICLE DR # 307A
RANCHO CORDOVA CA 95670

058-0261-047
OCCUPANT
2341 VEHICLE DR # 307B
RANCHO CORDOVA CA 95670

058-0261-047
OCCUPANT
2341 VEHICLE DR # 308
RANCHO CORDOVA CA 95670

058-0261-047
OCCUPANT
2341 VEHICLE DR # 309
RANCHO CORDOVA CA 95670

058-0261-047
OCCUPANT
2341 VEHICLE DR # 310
RANCHO CORDOVA CA 95670

058-0261-047
OCCUPANT
2341 VEHICLE DR # 311
RANCHO CORDOVA CA 95670

058-0261-047
OCCUPANT
2341 VEHICLE DR # 312
RANCHO CORDOVA CA 95670

058-0261-047
OCCUPANT
2341 VEHICLE DR # 313
RANCHO CORDOVA CA 95670

058-0261-047
OCCUPANT
2341 VEHICLE DR # 314
RANCHO CORDOVA CA 95670

058-0261-047
OCCUPANT
2341 VEHICLE DR # 315
RANCHO CORDOVA CA 95670

058-0261-047
OCCUPANT
2341 VEHICLE DR # 316
RANCHO CORDOVA CA 95670

058-0261-047
OCCUPANT
2341 VEHICLE DR # 317A
RANCHO CORDOVA CA 95670

058-0261-047
OCCUPANT
2341 VEHICLE DR # 317B
RANCHO CORDOVA CA 95670

058-0261-047
OCCUPANT
2341 VEHICLE DR # 318A
RANCHO CORDOVA CA 95670

058-0261-047
OCCUPANT
2341 VEHICLE DR # 318B
RANCHO CORDOVA CA 95670

058-0261-047
OCCUPANT
2341 VEHICLE DR # 319
RANCHO CORDOVA CA 95670

058-0261-047
OCCUPANT
2341 VEHICLE DR # 320
RANCHO CORDOVA CA 95670

058-0261-047
OCCUPANT
2341 VEHICLE DR # 321
RANCHO CORDOVA CA 95670

058-0261-047
OCCUPANT
2341 VEHICLE DR # 322
RANCHO CORDOVA CA 95670

058-0261-047
OCCUPANT
2341 VEHICLE DR # 323
RANCHO CORDOVA CA 95670

058-0261-047
OCCUPANT
2341 VEHICLE DR # 324A
RANCHO CORDOVA CA 95670

058-0261-047
OCCUPANT
2341 VEHICLE DR # 324B
RANCHO CORDOVA CA 95670

058-0261-047
OCCUPANT
2341 VEHICLE DR # 325
RANCHO CORDOVA CA 95670

058-0261-052
OCCUPANT
1961 ZINFANDEL DR
RANCHO CORDOVA CA 95670

058-0261-052
OCCUPANT
1963 ZINFANDEL DR
RANCHO CORDOVA CA 95670

058-0261-052
OCCUPANT
1967 ZINFANDEL DR
RANCHO CORDOVA CA 95670

058-0261-053
OCCUPANT
1969 ZINFANDEL DR
RANCHO CORDOVA CA 95670

058-0262-001
RANA REAL ESTATE LLC
2207 HEDRICK CT
ROCKLIN CA 95765

058-0262-001
OCCUPANT
2401 SUNRISE BLVD
RANCHO CORDOVA CA 95670

058-0262-012,017
IN N OUT BURGERS
13502 HAMBURGER LN
BALDWIN PARK CA 91706

058-0262-012
OCCUPANT
2475 SUNRISE BLVD
RANCHO CORDOVA CA 95670

058-0262-017
OCCUPANT
2487 SUNRISE BLVD
RANCHO CORDOVA CA 95670

058-0262-013
BEVIER FAMILY LLC
2479 SUNRISE BLVD
RANCHO CORDOVA CA 95670

058-0262-014
TPC IV LLC
2481 SUNRISE BLVD #200
GOLD RIVER CA 95670

058-0262-015
NEAML PROPERTIES LLC
613 THALASSA CT
EL DORADO HILL CA 95762

058-0262-015
OCCUPANT
2483 SUNRISE BLVD
RANCHO CORDOVA CA 95670

058-0262-021
COUNTRY CLUB INVESTORS
9152 GREENBACK LN #3
ORANGEVALE CA 95662

058-0262-021
OCCUPANT
211 CLUBHOUSE DR
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
215 CLUBHOUSE DR
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
218 CLUBHOUSE DR
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
220 CLUBHOUSE DR
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
221 CLUBHOUSE DR
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
223 CLUBHOUSE DR
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
224 CLUBHOUSE DR
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
225 CLUBHOUSE DR
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
387 CRYSTAL VIEW LN
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
389 CRYSTAL VIEW LN
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
392 CRYSTAL VIEW LN
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
117 FLORAL HILLS WAY
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
120 FLORAL HILLS WAY
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
13 GOLDEN INN WAY
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
16 GOLDEN INN WAY
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
17 GOLDEN INN WAY
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
18 GOLDEN INN WAY
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
20 GOLDEN INN WAY
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
21 GOLDEN INN WAY
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
22 GOLDEN INN WAY
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
23 GOLDEN INN WAY
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
25 GOLDEN INN WAY
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
28 GOLDEN INN WAY
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
29 GOLDEN INN WAY
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
136 GUMTREE DR
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
138 GUMTREE DR
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
140 GUMTREE DR
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
143 GUMTREE DR
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
144 GUMTREE DR
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
146 GUMTREE DR
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
147 GUMTREE DR
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
149 GUMTREE DR
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
151 GUMTREE DR
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
158 GUMTREE DR
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
160 GUMTREE DR
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
165 GUMTREE DR
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
166 GUMTREE DR
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
268 HERITAGE GLEN LN
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
270 HERITAGE GLEN LN
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
274 HERITAGE GLEN LN
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
275 HERITAGE GLEN LN
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
276 HERITAGE GLEN LN
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
277 HERITAGE GLEN LN
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
278 HERITAGE GLEN LN
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
285 HERITAGE GLEN LN
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
2 NOBEL CREST LN
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
252 ROCKY HILLS LN
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
253 ROCKY HILLS LN
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
254 ROCKY HILLS LN
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
255 ROCKY HILLS LN
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
256 ROCKY HILLS LN
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
257 ROCKY HILLS LN
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
262 ROCKY HILLS LN
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
265 ROCKY HILLS LN
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
266 ROCKY HILLS LN
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
267 ROCKY HILLS LN
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
169 ROLLING RIVER LN
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
171 ROLLING RIVER LN
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
173 ROLLING RIVER LN
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
335 ROYAL CREST CIR LN
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
336 ROYAL CREST CIR LN
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
340 ROYAL CREST CIR LN
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
407 ROYAL CREST CIR LN
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
408 ROYAL CREST CIR LN
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
409 ROYAL CREST CIR LN
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
439 ROYAL CREST CIR LN
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
441 ROYAL CREST CIR LN
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
123 ROYALWOOD LN
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
124 ROYALWOOD LN
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
127 ROYALWOOD LN
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
133 ROYALWOOD LN
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
69 SEABREEZE WAY
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
50 SHERI RIDGE WAY
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
51 SHERI RIDGE WAY
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
52 SHERI RIDGE WAY
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
326 SIERRA VISTA
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
327 SIERRA VISTA
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
328 SIERRA VISTA
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
329 SIERRA VISTA
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
330 SIERRA VISTA
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
331 SIERRA VISTA
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
333 SIERRA VISTA
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
335 SIERRA VISTA
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
336 SIERRA VISTA
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
337 SIERRA VISTA
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
338 SIERRA VISTA
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
339 SIERRA VISTA
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
340 SIERRA VISTA
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
341 SIERRA VISTA
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
342 SIERRA VISTA
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
343 SIERRA VISTA
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
344 SIERRA VISTA
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
345 SIERRA VISTA
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
346 SIERRA VISTA
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
348 SIERRA VISTA
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
349 SIERRA VISTA
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
350 SIERRA VISTA
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
351 SIERRA VISTA
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
352 SIERRA VISTA
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
374 SPREADING OAK LN
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
376 SPREADING OAK LN
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
378 SPREADING OAK LN
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
42 SUNBEAM WAY
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
44 SUNBEAM WAY
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
289 SUNNY HILLS DR
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
294 SUNNY HILLS DR
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
298 SUNNY HILLS DR
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
299 SUNNY HILLS DR
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
300 SUNNY HILLS DR
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
302 SUNNY HILLS DR
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
303 SUNNY HILLS DR
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
304 SUNNY HILLS DR
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
305 SUNNY HILLS DR
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
306 SUNNY HILLS DR
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
307 SUNNY HILLS DR
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
308 SUNNY HILLS DR
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
309 SUNNY HILLS DR
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
310 SUNNY HILLS DR
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
311 SUNNY HILLS DR
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
315 SUNNY HILLS DR
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
316 SUNNY HILLS DR
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
318 SUNNY HILLS DR
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
319 SUNNY HILLS DR
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
322 SUNNY HILLS DR
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
323 SUNNY HILLS DR
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
324 SUNNY HILLS DR
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
174 WHISPERING PINES DR
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
176 WHISPERING PINES DR
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
177 WHISPERING PINES DR
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
179 WHISPERING PINES DR
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
180 WHISPERING PINES DR
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
181 WHISPERING PINES DR
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
182 WHISPERING PINES DR
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
184 WHISPERING PINES DR
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
185 WHISPERING PINES DR
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
186 WHISPERING PINES DR
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
187 WHISPERING PINES DR
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
188 WHISPERING PINES DR
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
189 WHISPERING PINES DR
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
192 WHISPERING PINES DR
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
195 WHISPERING PINES DR
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
198 WHISPERING PINES DR
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
199 WHISPERING PINES DR
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
200 WHISPERING PINES DR
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
201 WHISPERING PINES DR
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
202 WHISPERING PINES DR
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
204 WHISPERING PINES DR
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
75 WILDERNESS RD
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
76 WILDERNESS RD
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
77 WILDERNESS RD
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
79 WILDERNESS RD
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
81 WILDERNESS RD
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
82 WILDERNESS RD
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
84 WILDERNESS RD
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
86 WILDERNESS RD
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
87 WILDERNESS RD
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
88 WILDERNESS RD
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
89 WILDERNESS RD
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
90 WILDERNESS RD
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
91 WILDERNESS RD
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
92 WILDERNESS RD
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
93 WILDERNESS RD
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
94 WILDERNESS RD
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
96 WILDERNESS RD
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
97 WILDERNESS RD
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
98 WILDERNESS RD
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
99 WILDERNESS RD
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
100 WILDERNESS RD
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
102 WILDERNESS RD
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
104 WILDERNESS RD
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
105 WILDERNESS RD
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
106 WILDERNESS RD
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
107 WILDERNESS RD
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
110 WILDERNESS RD
RANCHO CORDOVA CA 95670

058-0262-021
OCCUPANT
111 WILDERNESS RD
RANCHO CORDOVA CA 95670

802-0006-008-0001
DAVID NICHOLAS SOUZA
6225 PLYMOUTH ROCK
CITRUS HEIGHTS CA 95621

816-0009-001-9000
NAOMI RUTH VAN METER
1 NOBEL CREST LN
RANCHO CORDOVA CA 95670

816-0009-003-9000
FRANCIS PETER & JOANNE R MCHUGH
3 NOBEL CREST LN
RANCHO CORDOVA CA 95670

816-0009-004-9001
NADIA BIUNDO
4 NOBEL CREST LN
GOLD RIVER CA 95670

816-0009-007-0001
BRIAN C & ANNE M RUSSELL
7 NOBEL CREST LN
RANCHO CORDOVA CA 95670

816-0009-008
THOMAS M & BRENDA THORPE
8 NOBEL CREST LN
RANCHO CORDOVA CA 95670

816-0009-009-0001
VEL S & SAROJ S SELVAN
9 NOBEL CREST LN
RANCHO CORDOVA CA 98670

816-0009-010
CHARLES GARDNER
10 NOBEL CREST LN
RANCHO CORDOVA CA 95670

816-0009-011
BRIAN M HOSKINS
4921 DONOVAN DR
CARMICHAEL CA 95608

816-0009-011
OCCUPANT
11 NOBEL CREST LN
RANCHO CORDOVA CA 95670

816-0009-012
DANIEL M DEANDA
12 GOLDEN INN WAY
RANCHO CORDOVA CA 95670

816-0009-014
KEITH FORSCHEN
14 GOLDEN INN WAY
RANCHO CORDOVA CA 95670

816-0009-015-0001
HAROLD L BENSON
15 GOLDEN INN WAY
RANCHO CORDOVA CA 95670

816-0009-019-0001
ROSEMARY A LAUMANN FAMILY TRUST
19 GOLDEN INN WAY
RANCHO CORDOVA CA 95670

816-0009-024-0001
ROBERT VANDENBURG
24 GOLDEN INN WAY
RANCHO CORDOVA CA 95670

816-0009-026-0001
JANE M DEMLING
26 GOLDEN INN WAY
RANCHO CORDOVA CA 95670

816-0009-027
JOHN & KUNIKO TIMMONS
27 GOLDEN INN WAY
RANCHO CORDOVA CA 95670

816-0009-031
ANGELITA CHANEY
31 GOLDEN INN WAY
GOLD RIVER CA 95670

816-0009-036-0001
DAVID R COBB
36 SUNBEAM WAY
RANCHO CORDOVA CA 95670

816-0009-037-0001
KIM J YUM KENNEDY
37 SUNBEAM WAY
RANCHO CORDOVA CA 95670

816-0009-038
ESPERANZA MORALES
38 SUNBEAM WAY
RANCHO CORDOVA CA 95670

816-0009-039-0001
PAUL R AUSTIN
39 SUNBEAM WAY
RANCHO CORDOVA CA 95670

816-0009-040
JOE TEK & MEGAWATI HUNG
PO BOX 546
RANCHO CORDOVA CA 95741

816-0009-040
OCCUPANT
40 SUNBEAM WAY
RANCHO CORDOVA CA 95670

816-0009-041-0001
WILFORD W & CECEILIA CUSHING
41 SUNBEAM WAY
RANCHO CORDOVA CA 95670

816-0009-043
KAREN COREY
43 SUNBEAM WAY
RANCHO CORDOVA CA 95670

816-0009-045-0001
NOELLE LOVELACE
45 SUNBEAM WAY
RANCHO CORDOVA CA 95670

816-0009-046
DIANE STOKER
46 SUNBEAM WAY
RANCHO CORDOVA CA 95670

816-0009-047
JOHN & DONNA VANADRGHEM
47 SUNBEAM WAY
RANCHO CORDOVA CA 95670

816-0009-048-0001
ALEX HOLZER TRUST 112113
48 SHERI RIDGE WAY
RANCHO CORDOVA CA 95670

816-0009-048-0001
OCCUPANT
2473 SUNRISE BLVD
RANCHO CORDOVA CA 95670

816-0009-049-0001
STRADLEY FAMILY TRUST
60 MT RUSHMORE PL
CLAYTON CA 94517

816-0009-049-0001
OCCUPANT
49 SHERI RIDGE WAY
RANCHO CORDOVA CA 95670

816-0009-050-0001
LINDA PADILLA
PO BOX 2785
RANCHO CORDOVA CA 95741

816-0009-050-0001
OCCUPANT
2473 SUNRISE BLVD
RANCHO CORDOVA CA 95670

816-0009-053-0001
THOMAS S & STEPHANIE G ROMANO
53 SHERI RIDGE WAY
RANCHO CORDOVA CA 95670

816-0009-055-0001
PATRICIA BUSH
55 SHERI RIDGE WAY
RANCHO CORDOVA CA 95670

816-0009-056
MICHELLE B & MATTHEW B PEREZ
56 SHERI RIDGE WAY
RANCHO CORDOVA CA 95670

816-0009-057-0001
EVELYN C & JOSEPH A YAP
57 SHERI RIDGE WAY
RANCHO CORDOVA CA 95670

816-0009-058
SHIRLEE ANN DANIELS
58 SHERI RIDGE WAY
RANCHO CORDOVA CA 95670

816-0009-059
MCADAMS TERRYLEA
59 SHERI RIDGE WAY
RANCHO CORDOVA CA 95670

816-0009-070-0001
GINNY I KANG
70 SEA BREEZE WAY
RANCHO CORDOVA CA 95670

816-0009-077-0001
STEVEN AND SHARON DAVIS LIVING
TRUST
78 WILDERNESS RD
RANCHO CORDOVA CA 95670

816-0009-079
MICHAEL E COOPER
80 WILDERNESS RD
RANCHO CORDOVA CA 95670

816-0009-082
JANET L & TOSHIKO I ANDERSON
83 WILDERNESS RD
RANCHO CORDOVA CA 95670

816-0009-084
SHERRY JAMES
85 WILDERNESS RD
RANCHO CORDOVA CA 95670

816-0009-085-0001
COUNTRY CLUB INVESTORS
PO BOX 580
ORANGEVALE CA 95662

816-0009-085-0001
OCCUPANT
2473 SUNRISE BLVD
RANCHO CORDOVA CA 95670

816-0009-092-0001
TERRI L WATSON
93 WILDERNESS RD
RANCHO CORDOVA CA 95670

816-0009-094-0001
JOYCE & ROBERT BEUTHER
95 WILDERNESS RD
RANCHO CORDOVA CA 95670

816-0009-100
LINDA M HODGE
101 WILDERNESS RD
RANCHO CORDOVA CA 95670

816-0009-102-0001
JOHN M SCHULZ
103 WILDERNESS RD
RANCHO CORDOVA CA 95670

816-0009-107-0001
JUDY J & JESUS S GARCIA LIVING TRUST
108 WILDERNESS RD
RANCHO CORDOVA CA 95670

816-0009-108-0002
MARIANNA SAUSER
109 WILDERNESS RD
RANCHO CORDOVA CA 95670

816-0009-111-0001
EDWARD & RUTH EVANS
112 WILDERNESS RD
RANCHO CORDOVA CA 95670

816-0009-112-0001
DEBORAH L FIELDSON
113 PALM VIEW LN
RANCHO CORDOVA CA 95670

816-0009-115
SHELIA GUDINO
116 FLORAL HILLS WAY
RANCHO CORDOVA CA 95670

816-0009-117
ALALIM BASIR
118 FLORAL HILLS WAY
RANCHO CORDOVA CA 95670

816-0009-118-0001
KAREN BEAUBIEN
119 FLORAL HILLS WAY
RANCHO CORDOVA CA 95670

816-0009-120-0001
JESSE H & TONI T FLINT
121 FLORAL HILLS WAY
RANCHO CORDOVA CA 95670

816-0009-121-0001
DOUGLAS HENSON
122 ROYALWOOD LN
RANCHO CORDOVA CA 95670

816-0009-124
RICK & JOE MARTINEZ
5910 DUTCHESS CT
FAIR OAKS CA 95628

816-0009-124
OCCUPANT
125 ROYALWOOD LN
RANCHO CORDOVA CA 95670

816-0009-125-0001
FRED W & CAROL J REYNOLDS
126 ROYALWOOD LN
RANCHO CORDOVA CA 95670

816-0009-127-0001
MICHIKO SOLOMON
128 ROYALWOOD LN
RANCHO CORDOVA CA 95670

816-0009-128
FRANK S BECK
129 ROYALWOOD LN
RANCHO CORDOVA CA 95670

816-0009-129
JEANNE WELKER
130 ROYALWOOD LN
RANCHO CORDOVA CA 95670

816-0009-130-0001
JUDI JACKSON
131 ROYALWOOD LN
RANCHO CORDOVA CA 95670

816-0009-131
SANDRA J SWEAT
132 ROYALWOOD LN
RANCHO CORDOVA CA 95670

816-0009-134
THEODORE ERWYN JUSTIS
135 GUMTREE DR
RANCHO CORDOVA CA 95670

816-0009-136
YVONNE BOWERS
137 GUMTREE DR
RANCHO CORDOVA CA 95670

816-0009-138
BEVERLY VEAL
139 GUMTREE DR
RANCHO CORDOVA CA 95670

816-0009-140
ROBERT & PATRICIA CALKINS
141 GUMTREE DR
RANCHO CORDOVA CA 95670

816-0009-141
CHARLENE M BERNARDI
142 GUMTREE DR
RANCHO CORDOVA CA 95670

816-0009-144
JOE M MARTIN
145 GUMTREE DR
RANCHO CORDOVA CA 95670

816-0009-147
JOHN W JORDAN
148 GUMTREE DR
RANCHO CORDOVA CA 95670

816-0009-149
DONALD V & DAVID BAGLEY
150 GUMTREE DR
RANCHO CORDOVA CA 95670

816-0009-153
CAROL LINN
154 GUMTREE DR
RANCHO CORDOVA CA 95670

816-0009-154
LOUIS & ANITA PEREZ
155 GUMTREE DR
RANCHO CORDOVA CA 95670

816-0009-155-0001
JEAN BROMHEAD
156 GUMTREE DR
RANCHO CORDOVA CA 95670

816-0009-156
JEFFREY SCOTT INGRAM
157 GUMTREE DR
RANCHO CORDOVA CA 95670

816-0009-158
VINCENTE G & ESTRELLA M PIANO
159 GUMTREE DR
RANCHO CORDOVA CA 95670

816-0009-163-0001
FRANK ALLEN JR TRUST
164 GUMTREE DR
RANCHO CORDOVA CA 95670

816-0009-166
JANIS AULICH
167 ROLLING RIVER LN
RANCHO CORDOVA CA 95670

816-0009-167
VELTA PRICE
168 ROLLING RIVER LN
RANCHO CORDOVA CA 95670

816-0009-169
WALTER D & JANE L HANSON
278 ALTA VISTA AVE
ROSEVILLE CA 95678

816-0009-169
OCCUPANT
170 ROLLING RIVER LN
RANCHO CORDOVA CA 95670

816-0009-171
NORMA J PETRIE
172 ROLLING RIVER LN
RANCHO CORDOVA CA 95670

816-0009-174
JULIANNA M TACHIBANA
175 WHISPERING PINES DR
RANCHO CORDOVA CA 95670

816-0009-177
DOROTHY MARTIN
178 WHISPERING PINES DR
RANCHO CORDOVA CA 95670

816-0009-182
ROBERT E MODENA
640 WOODSIDE SIERRA
SACRAMENTO CA 95825

816-0009-182
OCCUPANT
183 WHISPERING PINES DR
RANCHO CORDOVA CA 95670

816-0009-189
CECIL E BREELAND
190 WHISPERING PINES DR
RANCHO CORDOVA CA 95670

816-0009-190
SHARRON BELMONT FISHER
191 WHISPERING PINES DR
RANCHO CORDOVA CA 95670

816-0009-192
KENNETH H & DEE M TUCKER
193 WHISPERING PINES DR
RANCHO CORDOVA CA 95670

816-0009-193
JAMES N & ELSIE F POTTER
194 WHISPERING PINES DR
RANCHO CORDOVA CA 95670

816-0009-195
SANDRA SOLE
196 WHISPERING PINES DR
RANCHO CORDOVA CA 95670

816-0009-196
CHESTER D DEAN
197 WHISPERING PINES DR
RANCHO CORDOVA CA 95670

816-0009-202
URSULA SIEMON
203 WHISPERING PINES DR
RANCHO CORDOVA CA 95670

816-0009-204
ROGER & MARY ANDERSON
205 WHISPERING PINES DR
RANCHO CORDOVA CA 95670

816-0009-205
FRANK VICIULIS
206 WHISPERING PINES DR
RANCHO CORDOVA CA 95670

816-0009-206
JANET POTTER
207 WHISPERING PINES DR
RANCHO CORDOVA CA 95670

816-0009-209
JILL ANN ISAAC REVOCABLE LIVING TRUST
210 CLUB HOUSE DR
RANCHO CORDOVA CA 95670

816-0009-211-0001
TOM & WANDA L HERRMANN
212 CLUB HOUSE DR
RANCHO CORDOVA CA 95670

816-0009-212
RAILS UNLIMITED LLC
PO BOX 2081
FAIR OAKS CA 95628

816-0009-212
OCCUPANT
213 CLUB HOUSE DR
RANCHO CORDOVA CA 95670

816-0009-213
GIL GRACIDA
214 CLUB HOUSE DR
RANCHO CORDOVA CA 95670

816-0009-215
BETTY ANNE KAISER
216 CLUB HOUSE DR
RANCHO CORDOVA CA 95670

816-0009-216
DENETTE GROSSMAN
4821 F PKWY
SACRAMENTO CA 95823

816-0009-216
OCCUPANT
217 CLUB HOUSE DR
RANCHO CORDOVA CA 95670

816-0009-218
AMY G LAWRENCE
219 CLUB HOUSE DR
RANCHO CORDOVA CA 95670

816-0009-221
SONJA MOREHOUSE
222 CLUB HOUSE DR
RANCHO CORDOVA CA 95670

816-0009-225
WILLIAM EDD HARRISON
226 CLUB HOUSE DR
RANCHO CORDOVA CA 95670

816-0009-227
SHERRY KANE
228 PALM VIEW LN
RANCHO CORDOVA CA 95670

816-0009-229
JAMES & KATHLEEN MCDANIEL
2312 EL MANTO DR
RANCHO CORDOVA CA 95670

816-0009-229
OCCUPANT
230 PALM VIEW LN
RANCHO CORDOVA CA 95670

816-0009-231-0001
GERALDINE MIDDAUGH
232 PALM VIEW LN
RANCHO CORDOVA CA 95670

816-0009-232-0001
STEPHANIE SKLOMEIT
233 PALM VIEW LN
RANCHO CORDOVA CA 95670

816-0009-235
MARY FRANCIS
236 PALM VIEW LN
RANCHO CORDOVA CA 95670

816-0009-238-0001
JOHN J OLDHAM
239 PALM VIEW LN
RANCHO CORDOVA CA 95670

816-0009-244
ROBERT A BAGNOD
245 ROCKY HILLS LN
RANCHO CORDOVA CA 95670

816-0009-246
IRVIN L SHINN
247 ROCKY HILLS LN
RANCHO CORDOVA CA 95670

816-0009-248
ILSE S & ROSEMARIE GRENKE
249 ROCKY HILLS LN
RANCHO CORDOVA CA 95670

816-0009-249-0001
GARY A & CONNIE M BAILEY
250 ROCKY HILLS LN
RANCHO CORDOVA CA 95670

816-0009-250
LINDA L MALERBI
251 ROCKY HILLS LN
RANCHO CORDOVA CA 95670

816-0009-257-0001
JOAN KOEWLER
258 ROCKY HILLS LN
RANCHO CORDOVA CA 95670

816-0009-258
NORMAN K & UNKNOWN BILLINGTON
259 ROCKY HILLS LN
RANCHO CORDOVA CA 95670

816-0009-259
SHANNON HELENE PERRY
260 ROCKY HILLS LN
RANCHO CORDOVA CA 95670

816-0009-260-0001
PATRICIA PRICE
261 ROCKY HILLS LN
RANCHO CORDOVA CA 95670

816-0009-262
ROBERT P CALLAHAN
263 ROCKY HILLS LN
RANCHO CORDOVA CA 95670

816-0009-263-0001
MILLER FAMILY IRREVOCABLE TRUST
264 ROCKY HILLS LN
RANCHO CORDOVA CA 95670

816-0009-268
JULI A BAKER
PO BOX 61
THE SEA RANCH CA 95497

816-0009-268
OCCUPANT
269 HERITAGE GLEN LN
RANCHO CORDOVA CA 95670

816-0009-270-0001
BARBARA J RISHEL
271 HERITAGE GLEN LN
RANCHO CORDOVA CA 95670

816-0009-271
JEROME Z & JOAN E ZAVADA
272 HERITAGE GLEN LN
RANCHO CORDOVA CA 95670

816-0009-272-0001
PATRICIA P BRANTLEY REVOCABLE LIVING
TRUST
273 HERITAGE GLEN LN
RANCHO CORDOVA CA 95670

816-0009-278
CLAIR B & LEILANI YOUNG
279 HERITAGE GLEN LN
RANCHO CORDOVA CA 95670

816-0009-279
OCCUPANT
280 HERITAGE GLEN LN
RANCHO CORDOVA CA 95670

816-0009-280-0001
JOHN W & ANNA URBAN
281 HERITAGE GLEN LN
RANCHO CORDOVA CA 95670

816-0009-281-0001
HUGO & MARTA ARRIOLA
282 HERITAGE GLEN LN
GOLD RIVER CA 95670

816-0009-282-0001
BENSON E & HARRIET L BRAITHWAITE LIV
TRUST
2473 SUNRISE BLVD #283
RANCHO CORDOVA CA 95670

816-0009-282-0001
OCCUPANT
283 HERITAGE GLEN LN
CITRUS HEIGHTS CA 95621

816-0009-283-0003
JOSEPH M & KAREN L PETTIGREW
2608 COLIN RD
PLACERVILLE CA 95667

816-0009-283-0003
OCCUPANT
284 HERITAGE GLEN LN
RANCHO CORDOVA CA 95670

816-0009-285-0001
VIRGINIA L ANGENENT
286 HERITAGE GLEN LN
RANCHO CORDOVA CA 95670

816-0009-286-0002
YVONNE C SLEVIN
287 HERITAGE GLEN LN
RANCHO CORDOVA CA 95670

816-0009-287-0001
GEORGE G & PAULA R ALPERT
288 HERITAGE GLEN LN
RANCHO CORDOVA CA 95670

816-0009-289-0001
DONNA A PILLAR
290 SUNNY HILLS DR
RANCHO CORDOVA CA 95670

816-0009-290-0001
OCCUPANT
291 SUNNY HILLS DR
RANCHO CORDOVA CA 95670

816-0009-291-0001
INDA LECAROS
292 SUNNY HILLS DR
RANCHO CORDOVA CA 95670

816-0009-292
ANNA PERALTA
293 SUNNY HILLS DR
RANCHO CORDOVA CA 95670

816-0009-294
CAROLE F STAMSON
295 SUNNY HILLS DR
RANCHO CORDOVA CA 95670

816-0009-295
NANCY D NELSON
PO BOX 24634
FEDERAL WAY WA 98093

816-0009-295
OCCUPANT
296 SUNNY HILLS DR
RANCHO CORDOVA CA 95670

816-0009-296
SAMUEL LINBURGH SMITH
297 SUNNY HILLS DR
RANCHO CORDOVA CA 95670

816-0009-300
CAROLYN A SPERA
301 SUNNY HILLS DR
RANCHO CORDOVA CA 95670

816-0009-304
MARGARET E RILEY
305 SUNNY HLS DR
RANCHO CORDOVA CA 95670

816-0009-306-0001
CHARLIE J & VICKY A MILLER
307 SUNNY HILLS DR
RANCHO CORDOVA CA 95670

816-0009-311
PATRICK MORITA
312 SUNNY HILLS DR
RANCHO CORDOVA CA 95670

816-0009-312
WALTER M & DONNA M PHILIPP
313 SUNNY HILLS DR
RANCHO CORDOVA CA 95670

816-0009-313-0001
RICHARD & PATRICIA HAAKMA
314 SUNNY HILLS DR
RANCHO CORDOVA CA 95670

816-0009-316
MARY J MCGEE
317 SUNNY HILLS DR
RANCHO CORDOVA CA 95670

816-0009-319-0001
LINDA SAMPSON
PO BOX 146
FAIR OAKS CA 95628

816-0009-319-0001
OCCUPANT
320 SUNNY HILLS DR
RANCHO CORDOVA CA 95670

816-0009-320-0001
C SUE SHELIN
321 SUNNY HILLS DR
RANCHO CORDOVA CA 95670

816-0009-322-0001
PATRICK CRITES
323 SUNNY HILLS DR
RANCHO CORDOVA CA 95670

816-0009-323-0001
SUSAN KILBY
324 SIERRA VISTA DR
RANCHO CORDOVA CA 95670

816-0009-324-0001
ANTHONY VENEZIO
325 SIERRA VISTA DR
RANCHO CORDOVA CA 95670

816-0009-331-0001
WAYNE & VICKIE BARTON
332 SIERRA VISTA DR
RANCHO CORDOVA CA 95670

816-0009-333
BOB BOWERS
334 SIERRA VISTA DR
RANCHO CORDOVA CA 95670

816-0009-336
CLARA H BLANDFORD
337 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-337
JOYCE N CLARK
338 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-338
JOHN J & SHIRLEY J TRIER
339 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-340
IRIS PASQUET MCCLARY
341 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-341
KENNETH & JANICE NORRIS
342 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-342
JORGE L NIEVES
343 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-343
SONJA COX
344 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-344
DAVID M & VER JOYCE L SALMON
345 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-345
KINNEY LIVING TRUST
346 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-346
PHYLLAS RAYBURN
347 SIERRA VISTA DR
RANCHO CORDOVA CA 95670

816-0009-352
LORRAINE ALMA MCINTYRE REVOCABLE
TRUST 2007
353 SIERRA VISTA DR
RANCHO CORDOVA CA 95670

816-0009-353
MIRANDA BROOKS
354 SIERRA VISTA DR
RANCHO CORDOVA CA 95670

816-0009-354
ROBERT & PATRICIA GRAYKOWSKI
355 SIERRA VISTA DR
RANCHO CORDOVA CA 95670

816-0009-355
BARBARA & MAURICE HODGKINS
356 PRESTIGE LN
RANCHO CORDOVA CA 95670

816-0009-356
BARBARA T BOOSE
357 PRESTIGE LN
RANCHO CORDOVA CA 95670

816-0009-358
JULIA MAE MITCHELL
359 PRESTIGE LN
RANCHO CORDOVA CA 95670

816-0009-360
JAMES HOFSTAD
361 PRESTIGE LN
RANCHO CORDOVA CA 95670

816-0009-361
CYNTHIA WRIGHT
362 PRESTIGE LN
RANCHO CORDOVA CA 95670

816-0009-362
GLORIA L MOORE
363 PRESTIGE LN
RANCHO CORDOVA CA 95670

816-0009-363
CLARA STOUT
364 RAVINE CIR
RANCHO CORDOVA CA 95670

816-0009-364
FRANK G & GAYLE M MADRID
365 RAVINE CIR
RANCHO CORDOVA CA 95670

816-0009-365-0001
LAZARO & ELENA MARTINEZ
366 RAVINE CIR
RANCHO CORDOVA CA 95670

816-0009-366
OCCUPANT
367 RAVINE CIR
RANCHO CORDOVA CA 95670

816-0009-367
SANDY C ALEXANDER
PO BOX 888
FAIR OAKS CA 95628

816-0009-367
OCCUPANT
368 RAVINE CIR
RANCHO CORDOVA CA 95670

816-0009-368
DERRILL & SHARON STURGEON
369 RAVINE CIR
RANCHO CORDOVA CA 95670

816-0009-369
SANDRA M BAKER
7821 MAGNOLIA AVE
FAIR OAKS CA 95628

816-0009-369
OCCUPANT
370 RAVINE CIR
RANCHO CORDOVA CA 95670

816-0009-370
PATRICIA SHARRATT
371 SPREADING OAK LN
RANCHO CORDOVA CA 95670

816-0009-371
JOSEPH P & ELEANOR HICKS DILLON
372 SPREADING OAK LN
RANCHO CORDOVA CA 95670

816-0009-372
CHONG A SLAUGHTER
373 SPREADING OAK LN
RANCHO CORDOVA CA 95670

816-0009-374
ROBERT BRISCOE
375 SPREADING OAK LN
RANCHO CORDOVA CA 95670

816-0009-376
RONALD H & MARY J GRIMES
377 SPREADING OAK LN
RANCHO CORDOVA CA 95670

816-0009-376
OCCUPANT
2473 SUNRISE BLVD
RANCHO CORDOVA CA 95670

816-0009-378
DOROTHY STUMPF
379 SPREADING OAK LN
RANCHO CORDOVA CA 95670

816-0009-379
RUDOLPH A & MARGARET A POUCHER
380 SPREADING OAK LN
RANCHO CORDOVA CA 95670

816-0009-380
SCHROEDER FAMILY TRUST 050196
381 SPREADING OAK LN
RANCHO CORDOVA CA 95670

816-0009-381
HOLCOMB FAMILY REVOCABLE LIVING
TRUST
382 SPREADING OAK LN
RANCHO CORDOVA CA 95670

816-0009-382
HIAR ALICE A
383 SPREADING OAK LN
RANCHO CORDOVA CA 95670

816-0009-383
GEORGE & FAYE OTTMAN
384 SPREADING OAK LN
RANCHO CORDOVA CA 95670

816-0009-385
JULIUS M & CARLA J MORACE
386 CRYSTAL VIEW LN
RANCHO CORDOVA CA 95670

816-0009-387
NICHOLAS & CONSTANCE HARRISON
388 CRYSTAL VIEW LN
RANCHO CORDOVA CA 95670

816-0009-389
DONALD R & HAZEL L PEREGRINA
390 CRYSTAL VIEW LN
RANCHO CORDOVA CA 95670

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JEANNE NOWOROLNIK
391 CRYSTAL VIEW LN
RANCHO CORDOVA CA 95670

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CHARLES PEACOCK
393 CRYSTAL VIEW LN
RANCHO CORDOVA CA 95670

816-0009-393
LINDA D MARTINEZ
394 RAVINE CIR
RANCHO CORDOVA CA 95670

816-0009-395
THOMAS DE MASTERS
396 RAVINE CIR
RANCHO CORDOVA CA 95670

816-0009-396
ARLENE BAUTISTA
397 RAVINE CIR
RANCHO CORDOVA CA 95670

816-0009-397
GEORGE & IRENE FERRARO
398 RAVINE CIR
RANCHO CORDOVA CA 95670

816-0009-398
EARL & ALISSA BOWERS
399 RAVINE CIR
RANCHO CORDOVA CA 95670

816-0009-399
JANICE E KEELER
400 RAVINE CIR
RANCHO CORDOVA CA 95670

816-0009-400
LEO C & SHARLENE M GILMAN
401 RAVINE CIR
RANCHO CORDOVA CA 95670

816-0009-401
SANDRA SALAZAR
402 RAVINE CIR
RANCHO CORDOVA CA 95670

816-0009-402
LARRY & KATHY ASPLUND
403 RAVINE CIR
RANCHO CORDOVA CA 95670

816-0009-403
AUNE FAMILY TRUST
404 RAVINE CIR
RANCHO CORDOVA CA 95670

816-0009-404-0001
JAMES & JOHANNA R MITCHELL
REVOCABLE TRUST
405 RAVINE CIR
RANCHO CORDOVA CA 95670

816-0009-406
BETTE BALEFSKE
407 RAVINE CIR
RANCHO CORDOVA CA 95670

816-0009-408
MARY L BREHRENDT
409 RAVINE CIR
RANCHO CORDOVA CA 95670

816-0009-409
CHURCH KATHERINE L & NORMAN B
410 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-410
ANNA LEE ROSSI
411 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-411
SHARON & DEBBIE PALMER
412 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-412
JOAN BUSH
413 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-413
JERRY L & MARY CHRISTIE
414 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-414
CHERYL CASS
415 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-415
HAROLD SHUKER
416 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-416
JERALD DON & MAUDEEN ANN DROBESH
REVOCABLE TRUST
417 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-417
MARGARET & ILONA M HARVEY
418 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-418
HAROLD & JUNE A MEROWITZ
419 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-419
KARL A WORLEY
420 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-420
WILLIAM R & JANE DEPEW
421 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-421
BRENDA BATCHELOR
422 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

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JOAN E SIMMS
423 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-423
BETTY L STOREY TRUST 051182
424 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-424
DOROTHY J HALL
5675 VALLEY OAKS CT
PLACERVILLE CA 95667

816-0009-424
OCCUPANT
425 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-425
JERRY L & DEBORAH J HARRIS
426 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-426
STEVE ALEXANDER
427 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-427
DOUGLAS W FULLER FM 2003 TRUST
012403
428 ROYAL CREST CIR
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816-0009-428
COUNTRY CLUB MOBILE
PO BOX 580
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816-0009-428
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429 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-429
MARILYN E BOWLEY
430 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-430
LUCY ZICOVICH
431 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

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JUANITA FRANZEN
432 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

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GARRY R PALMER
433 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

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MIKE & EMMA VELASQUEZ
434 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-434
SYLVIA DAUGHTERY
10995 SUNRISE RIDGE CIR
AUBURN CA 95603

816-0009-434
OCCUPANT
435 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-435
CHARLOTTE ANN DOOLITTLE
436 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-436
DONALD W & ELAINE B PRANGE
437 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-437-0001
BARBARA MCMAHON BURGESS
438 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

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LENERED M GAYLORD
440 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

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DAVID M & DEBORAH DIETZEL
442 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

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DIANA BROCK
443 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-443
DARMAN O & LENORA M JONES
444 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-444
LAWRENCE W ALBERTS TRUST
3439 LYNNE WAY
SACRAMENTO CA 95821

816-0009-444
OCCUPANT
445 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-445
MARGUERITE & ROBERT MASON
446 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-446
JOHN KALAFATICH
447 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

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LINDA L & WILLIAM L DEVERE
448 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

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FRANK & LAURA I SOUZA
449 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

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FRANK & LOIS HITCHCOCK
450 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

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JAMES V & DIANA L CRAWFORD
451 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

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ALICE C MACIAS
452 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-452-0001
JOHNSTON SURVIVORS TRUST
453 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-453
JAMES W & MARTI M MCKENNAN
454 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

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THEADORE & BONNIE WARD
455 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

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RICHARD K & CAROL S PIPER
456 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-456
BRIAN STUART MACADAM
457 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-457
OCCUPANT
458 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-458
OCCUPANT
459 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-459
FRED VAUGHT
PO BOX 811
FOLSOM CA 95763

816-0009-459
OCCUPANT
460 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-460
MAX L & JOYCE A PEGG
461 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-461
EILEEN ANDERSEN
462 ROYAL CREST CIR
RANCHO CORDOVA CA 95670

816-0009-462
RONALD N MCCAMPBELL
463 PRESTIGE LN
RANCHO CORDOVA CA 95670

816-0009-463
JEFF & ISREAL KIM
464 PRESTIGE LN
RANCHO CORDOVA CA 95670

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JERE VOORHEES
465 PRESTIGE LN
RANCHO CORDOVA CA 95670

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STINE MCCOY
466 PRESTIGE LN
RANCHO CORDOVA CA 95670

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LILES MARIAN
467 PRESTIGE LN
RANCHO CORDOVA CA 95670

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BRADLEY W BREMER
468 PRESTIGE LN
RANCHO CORDOVA CA 95670

816-0009-469
RAFAEL PRADO RIVIERA & ELBA PRADO
REVOCABLE TRUST
470 PRESTIGE LN
RANCHO CORDOVA CA 95670

816-0009-470
STEPHEN JOHN KEMMLER
471 OLEANDER VIEW WAY
RANCHO CORDOVA CA 95670

816-0009-471
ROBERT & DEBRA FOX
472 OLEANDER VIEW WAY
RANCHO CORDOVA CA 95670

816-0009-474
CHARLES & HOLLY WARE
475 OLEANDER VIEW WAY
RANCHO CORDOVA CA 95670

816-0009-476
WILLIAM R BATCHELOR
477 OLEANDER VIEW WAY
RANCHO CORDOVA CA 95670

816-0009-478
JAMES V & GERALDINE A BARNETT
479 OLEANDER VIEW WAY
RANCHO CORDOVA CA 95670

MEMORANDUM

DATE: October 17, 2016

TO: Honorable Mayor and Council Members

FROM: June Cowles, Senior Planner



SUBJECT: MILLS STATION SELF STORAGE CONDITIONAL USE PERMIT AND MAJOR DESIGN REVIEW PERMIT; PROJECT NO. DD9660 – LOCATED AT 9950 MILLS STATION ROAD.

PROPERTY OWNERS: Mary Ann Aronson Revocable Trust 1450 Post Street, Unit 920 San Francisco, CA 94109	APPLICANT/DEVELOPER: North American Self Storage Corp 3595 Cadillac Avenue, Suite 101 Costa Mesa, CA 92626
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PROJECT: FILE: LOCATION: APN: PLANNER:	The applicant is proposing a self-storage facility use with outside Recreational Vehicle (RV) parking along the sides of the building and a façade renovation for the existing 127,030 square-foot building within the Office Industrial Mixed Use Folsom Boulevard Specific Plan Zoning District. DD9660 9950 Mills Station Road 077-0020-063 and 077-0020-077 June Cowles, Senior Planner
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RECOMMENDATION

Adopt Resolution No. 127-2016.

RESULT OF RECOMMENDED ACTION

Approval of Resolution No. 127-2016 would allow for the self-storage use, outside RV storage parking, and a façade renovation of the 127,030 square-foot building located at 9950 Mills Station Road.

BACKGROUND

On June 14, 2016 a Conditional Use Permit and Major Design Review application was submitted to allow for a self-storage use with outside RV storage parking and renovation of the existing building at 9950 Mills Station Road.

The proposed project has been reviewed by all applicable departments and outside agencies. The 5.68 acre subject property consists of 127,039 square feet building, onsite parking and minor landscaping improvements.

Figure 1: Context map



EXISTING CONDITIONS:

The site includes an existing warehouse building, parking, lighting, wrought iron fencing, and landscaping. The building was built in 1979 for the Ross Perot Company Electronic Data Systems (EDS) which housed a hi-tech computer manufacturing operation. The building was later leased to an envelope manufacturer. The building is a concrete-tilt construction and includes eight dock roll-up doors along the front elevation. There are two driveways into the site with parking spaces in the front and along the sides of the building. The site is along U.S. Highway 50 and is above the highway grade. The existing trees are mature and are located within the parking lot, along Mills Station Road and U.S. Highway 50.

ANALYSIS

General Plan:

The General Plan land use designation for the project site is Folsom Boulevard Planning Area (FBSPA). The Folsom Boulevard Specific Planning Area is a transitional area that serves to encourage investment and business activity by ensuring a cohesive vision while allowing for a diverse mix of uses and development patterns. The FBSPA area is approximately 4 miles in length and includes all of the parcels with frontage on Folsom Boulevard between Bradshaw Road and Sunrise Boulevard as well as some parcels contiguous to those adjacent properties.

Zoning Code:

The project site is zoned Office Industrial Mixed-Use District Folsom Blvd Specific Plan (OIMU-FBSP). This district is intended to designate property for a wide range of office and light industrial development. The proposed Storage, Personal use requires approval of a Conditional Use Permit.

Table 1: Surrounding Designations and Existing Uses

Location	Existing Use	General Plan Designation	Zoning Designation
9950 Mills Station Road	Vacant warehouse	Folsom Blvd Planning Areas (FBPA)	OIMU-FBSP (Office Industrial Mixed-Use Folsom Blvd Specific Plan)
North	Cordovan Mobile Home Estates	FBPA	RMH (Residential Mobile Home)
East	Multi-tenant industrial/office building (Concrete Systems and Cabinet business)	FBPA	OIMU-FBSP
South	Hwy 50 and Single Family Subdivision	State Right of way and CS/LCPA (Countryside Lincoln Village Planning Area)	RD 5 (Residential 5)
West	OES Equipment Rental	FBPA	OIMU-FBSP

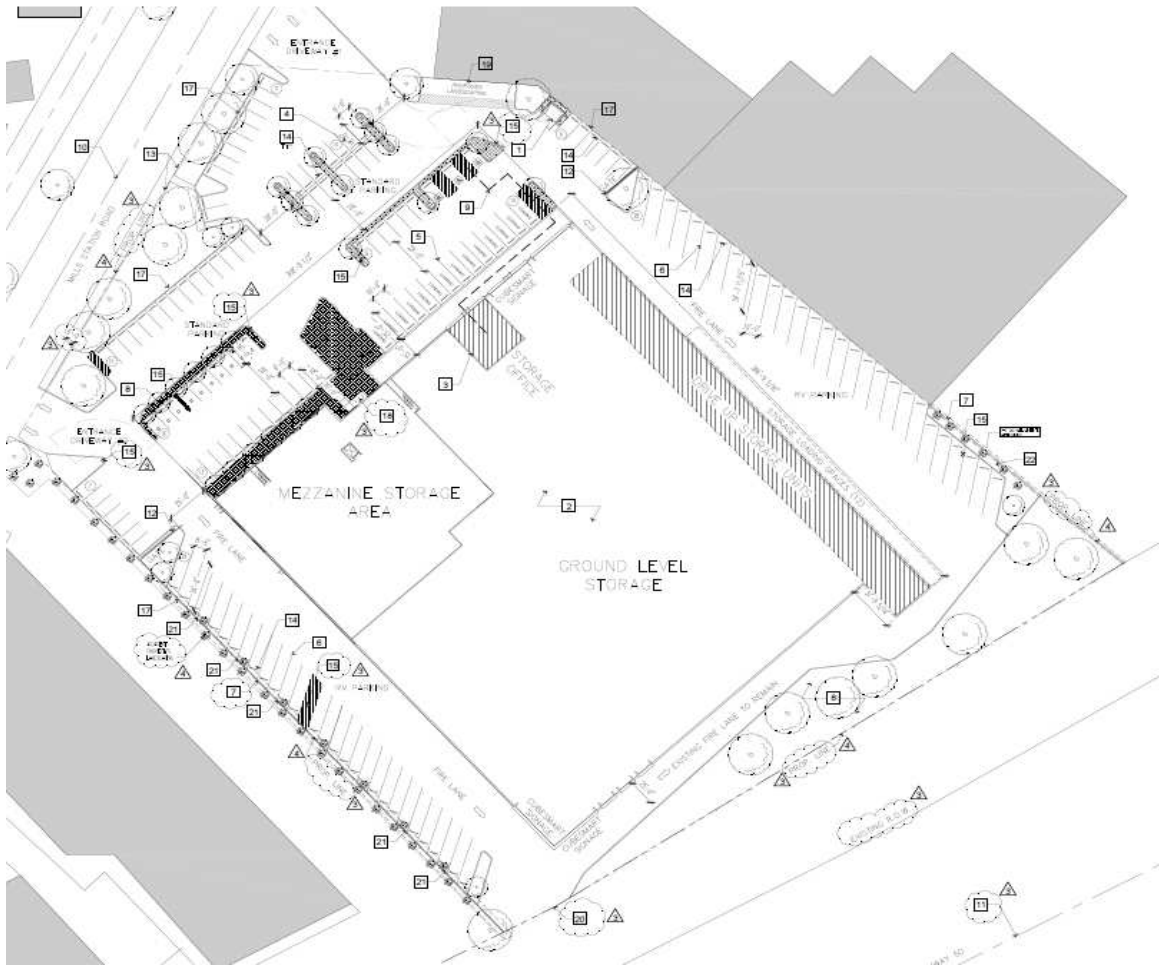
Figure 2: Existing Conditions**Existing Building**



PROPOSED SITE PLAN:

The applicant is proposing a self-storage use with outside RV storage parking along the sides of the building. The proposed site plan eliminates all the large truck dock door loading area along the front elevation and replaces the area with parking spaces and landscaping. The parking along both sides of the building will be converted to parking spaces for RV storage parking. The 6-foot high black wrought iron fence along the front area and along a portion of the western property line will remain.

Figure 3: Proposed Site Plan



Access:

Access to the site is from Mills Station Road with two existing driveways. All infrastructure (water, sewer, electrical, road, sidewalk) is existing.

Parking:

The proposed site includes 178 parking spaces. The chart below shows a breakdown of the parking.

Required parking	Proposed total parking	General parking	Loading parking	RV storage parking	Parking minus RV parking	General parking deficiency
130	178	95	26	57	121	9

The Zoning Ordinance allows parking reductions as stated in Chapter 23.719.090 *Reductions and exceptions to minimum parking requirements*.

Parking Reduction: Parking may be reduced by the approval authority according to the following provisions. Total parking reductions may not exceed 20 percent of the total parking.

The site and proposed site plan qualifies for two parking reductions as follows;

1. Reduction for Parking Near Major Transit Stops, parking requirements may be reduced by 10 percent when within one-quarter mile of a major transit stop. The Mills Station light rail stop is one-quarter mile from the site.
2. Reduction for Existing Uses to Enable Property Enhancements. Parking requirements for existing nonresidential development may be reduced by up to 10 percent if spaces are replaced with either a) landscaping; and/or b) on-site pedestrian plazas, seating areas, shelters, bicycle racks, and/or walkways. The proposed site plan is eliminating the 7 parking spaces along the northeastern property line as a portion of the emergency vehicle turning radius is within the parking area. The applicant is proposing to replace the area outside the turning radius with landscaping (trees and shrubs).

The total parking reduction allowed is 26 parking spaces (130 parking spaces X 20 percent). The proposed site plan is 9 parking spaces deficient.

Landscaping:

The existing site includes several evergreen mature trees specifically along Mills Station Road and along US Highway 50. As stated earlier the site was developed in 1979. Therefore, the landscaping within the parking area and around the building are existing and will remain. The new parking areas include the required landscaping. Landscaping will replace the pavement area near the northeastern property line. This area was parking spaces previously but a portion as stated is within the emergency vehicle radius. The remaining area will be landscaped with trees and shrubs.

Screening:

The screening for the outside RV storage area will be achieved by a continuous 6-foot high wall and landscaping. The RV outdoor storage area screening along the east property line includes the adjacent building that is built on the property line and serves as a continuous wall, a portion of the area will include a 6-foot high wall and landscaping. The RV outdoor storage area screening along the west property line includes a 6-foot high wall with supplemental landscaping. The adjacent property has a continuous planter with trees. The proposed planters with landscaping will provide a continuous landscape screen. As stated earlier, the property is located above the U.S. Hwy 50 grade and includes several existing mature evergreen trees. The trees along the rear property will remain and screens the RV outside storage area that is proposed on the sides of the building. Additional landscaping is included on the end of the storage area. A condition has been included to prohibit vehicle storage in front and behind the building.

Figure 4: Proposed Landscape Plan

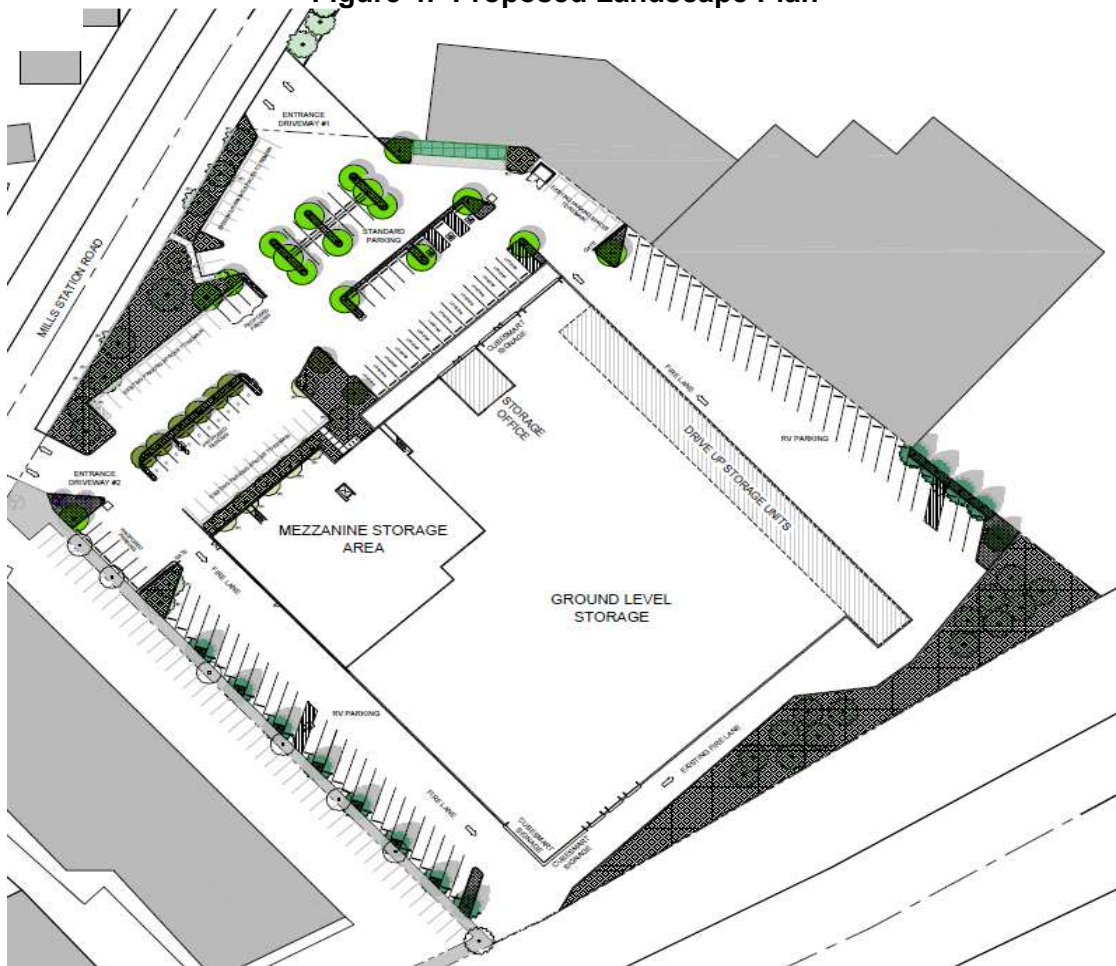


Figure 5: View of Project Site from U.S. Hwy 50



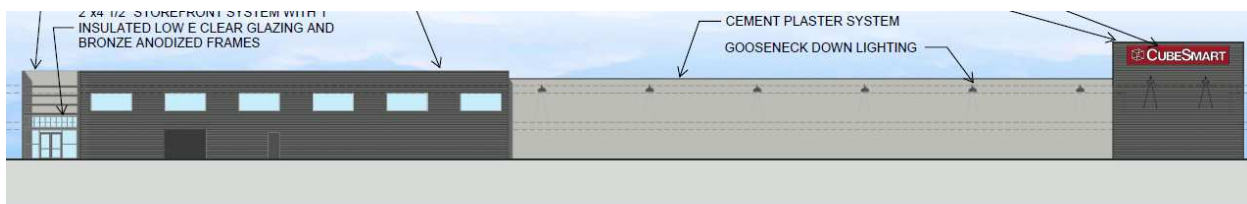
Architecture:

The building renovation includes removing the existing eight dock roll-up doors that are along the front elevation, parapet roof-line articulation, a re-design modern appearance with a horizontal metal canopy, horizontal architectural corrugated metal wall panel system, cement plaster system in tones of light and dark grey, a new entrance with windows, and goose neck building lights. The proposed twelve roll-up doors are re-located along the east elevation that faces the outdoor RV storage parking area and an existing industrial building. The main entrance is under the horizontal red metal canopy area along the north elevation (Mills Station Road). HVAC units located on top of the building will be screened from view as they are currently not screened. The renovated architecture is a modern design that is consistent with the City's Design Guidelines.

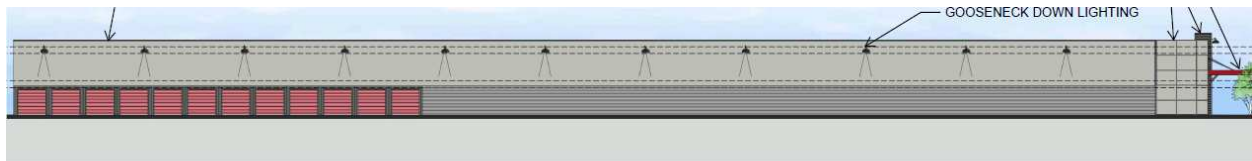
Figure 5: Proposed Elevations



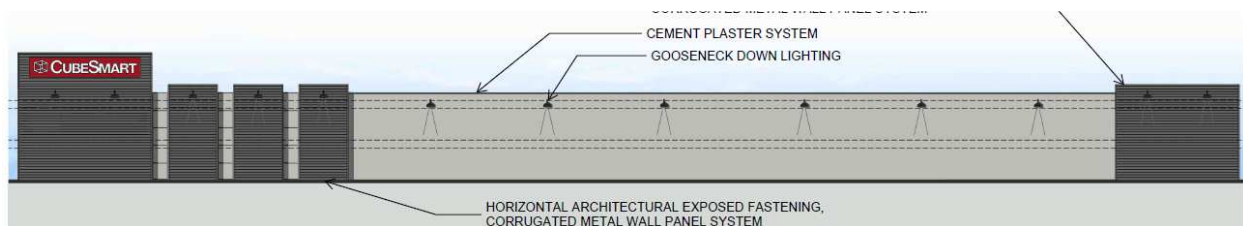
NORTH ELEVATION (MILLS STATIONS RD)



WEST ELEVATION (WEST PROPERTY LINE)



⌒ EAST ELEVATION (EAST PROPERTY LINE)



⌒ SOUTH ELEVATION (US HWY 50)

REQUIRED PERMITS AND REGULATORY BASIS:

Proposed Use Description:

The proposed plan is a yield of 95,300 square foot of climate controlled self-storage space, 1,275 square feet of office space, drive up storage units, and 57 outdoor RV/parking spaces. Two entrances are located on the north elevation facing Mills Station Road. Loading spaces are located in front of the northern entrance on the Mills Station Road elevation, where customers will be able to access the west side of the facility. The east elevation also includes one entrance and twelve drive up storage units with roll-up doors. The south elevation does not have a customer entrance and only includes two emergency exits that are required by code. All entry points into the facility are accessed via a personal access code. There will also be three wrought iron rolling access gates for traffic into the site. Each gate will require an access code for entry. The facility will have approximately 40 security cameras located both inside and outside the facility. The project will be operated under a management agreement with CubeSmart.

A Major Design Review Permit (Section 23.141) is required to ensure compatibility and implementation of the City's development standards for warehouse self-storage space that includes renovations of facades greater than 200 linear 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.

Permits Required after Approval:

- Building Permit and Occupancy Review
- Business License

FISCAL ANALYSIS OF PROJECT

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

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 15301 (existing facilities). 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 15301 and adopt Resolution No. 127-2016 for the Conditional Use Permit and Major Design Review Permit for the Mills Station Self Storage DD9660, subject to the findings, Project Plans (**Exhibit A**) and Conditions of Approval (**Exhibit B**).

ATTACHMENTS

1. Resolution No. 127-2016, including Project Plans (**Exhibit A**), and subject to the Conditions of Approval (**Exhibit B**).
2. 500' Radius Map with Mailing Labels.
3. PowerPoint Presentation.

ATTACHMENT 1

CITY OF RANCHO CORDOVA

RESOLUTION NO. 127-2016

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
APPROVING THE MILLS STATION SELF STORAGE CONDITIONAL USE PERMIT AND
MAJOR DESIGN REVIEW - PROJECT NO. DD9660**

WHEREAS, on June 14, 2016 an application was submitted to renovate an existing warehouse building to a self-storage use with outside RV parking along the sides of the building to include landscaping and security fencing. The building façades will be renovated along with sections of new parking areas within the Office Industrial Mixed Use Folsom Blvd Specific Plan located at 9950 Mills Station Road. (Assessor's Parcel Number: 077-0020-063 and 077-0020-077); and

WHEREAS, the proposed project was discussed at the City's Development Service Team (DST) meeting on July 5, 2016 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 Mills Station Self Storage Conditional Use permit and Major 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 1 Categorical Exemption (15301) existing facilities as supported by the following:

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

Evidence: The proposed self-storage use with outdoor RV parking is consistent with the General Plan designation and OIMU-FBSP (Office and Industrial Mixed Use Folsom Boulevard Specific Plan) designation for this property. The proposed project is a renovation of an existing building that meets the applicable regulations of the zoning and design guidelines, including setbacks, height regulations, parking, and landscaping for this site.

2. ***Finding: The proposed development is an existing facility within city limits.***

Evidence: The proposed project is a renovation of an existing facility that is within the Rancho Cordova city limits.

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

ATTACHMENT 1

Evidence: The proposed project is an existing built upon site therefore there will not be displacement of any endangered or threatened species.

- 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 built prior to the General Plan Environmental Impact Report.

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

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

- B. Approve the Conditional Use Permit subject to the Conditions of Approval herein, and subject to the findings as defined by Rancho Cordova Zoning Code Section 23.134.030 and evidence as follows:

- 1. Finding: The site size, dimensions, location, topography, and access are adequate for the needs of the proposed use, considering the proposed building mass, parking, traffic, noise, vibration, exhaust/emissions, light, glare, erosion, odor, dust, visibility, safety, and aesthetic considerations.**

Evidence: The site is adequate size, dimension, and location for the proposed use of self-storage. Access to the site is existing from Mills Station Road and is adequate for the needs of the self-storage use. The building is existing as the proposed project includes renovation of the building with several improvements to the front elevation to include removing the existing dock roll-up doors. A self-storage facility is relatively a quiet use as traffic is minimal to and from the site. The self-storage use will not result in an increase of adverse impacts on traffic, noise, vibration, exhaust/emissions, light, glare, erosion odor, dust, visibility, safety, or aesthetic considerations.

- 2. Finding: The negative impacts of the proposed use on adjacent properties and on the public can be mitigated through application of other code standards or other reasonable conditions of approval.**

Evidence: The self-storage use is a relatively quiet use as traffic is minimal to and from the site. There will be no impact to adjacent properties. Screening is provided along the outdoor RV storage parking area. The site will be controlled access with several security cameras installed inside and outside of the building. No further mitigation is necessary.

- 3. Finding: All required public facilities have adequate capacity to serve the proposal.**

Evidence: The site is existing and therefore includes all the required public facilities.

ATTACHMENT 1

4. ***Finding: The project meets the requirements of the zoning code including development standards, design guidelines, and special use provisions.***

Evidence: The project meets the requirements of the zoning code including development standards, design guidelines, and special use provisions. The existing loading area with dock doors located along the front elevation have been relocated to the side elevation. The truck loading area has been revised to include parking and landscaping consistent with the zoning regulations. The renovated existing building includes a modern architecture design consistent with the City's Design Guidelines and the outdoor RV parking area includes screening with evergreen landscaping as stated in the conditions of approval.

5. ***Finding: If structures and site plans are considered nonconforming, the elements of a project that are nonconforming have been brought into compliance with the zoning code, where feasible.***

Evidence: The required parking is deficient by 9 parking spaces. However, the Zoning Ordinance allows for parking reductions that qualify. The project qualifies for a 20 percent parking reduction due to close proximity to a light rail station and enhanced landscaping area that was originally parking spaces that were paved.

- C. 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 renovation of the existing warehouse is consistent with the General Plan designation and OIMU-FBSP (Office and Industrial Mixed Use Folsom Boulevard Specific Plan) designation for this property. The proposed project has been designed to meet the applicable regulations of the zoning and design guidelines, including setbacks, height regulations, screening of outdoor storage parking, 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.***

Evidence: The applicant has provided a renovation design that includes modern architecture and upgrades to the site. 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 landscape 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.***

ATTACHMENT 1

Evidence: The color and material palettes are complementary to each other and include horizontal metal siding, new painted cement plaster, new windows near the entrance, and a horizontal canopy.

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

Evidence: The existing building and site does not include conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation as the building exits and sidewalks are existing. 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

9950 MILLS STATION ROAD
SACRAMENTO, CA 95827

**NORTH AMERICAN SELF STORAGE
RANCHO CORDOVA**

FULL RE-MODEL
9950 MILLS STATION ROAD
SACRAMENTO, CA 95827

REVISIONS		
NO.	DATE	BY
①	06/13/16	REV 1
②	07/19/16	CITY
③	09/07/16	RESUB.
④	DATE	BY
⑤	DATE	BY
⑥	DATE	BY

ISSUE DATES
DESIGN APPROVAL:
PERMIT SUBMITTAL:
PERMIT RECEIVED:
BID DOCS:
CONSTR. DOCS:

30"x42" SCALE:	AS NOTED
PLOT DATE:	
CAD FILE:	16-041_A01
JOB NUMBER:	16-041
CHECKED:	PA
DRAWN:	YM
STATUS:	PRELIM



PRELIMINARY PLANTING LEGEND

SYMBOL BOTANICAL / COMMON NAME SIZE

PROPOSED TREES

- PRUNUS C. 'KRAUTER VESUVIUS' / PURPLE LEAF PLUM 24" BOX STANDARD
- GEUERA PARVIFOLIA / AUSTRALIAN WILLOW 15 GALLON STANDARD
- PYRUS CALLERYANA / CALLERY PEAR 24" BOX STANDARD
- CEDRUS DEODARA / DEODAR CEDAR 24" BOX STANDARD
- PINUS CANARIENSIS / CANARY ISLAND PINES 24" BOX STANDARD

EXISTING TREES TO REMAIN

- PYRUS CALLERYANA / CALLERY PEAR (E)
- CEDRUS DEODARA / DEODAR CEDAR (E)

EXISTING TREES ON ADJACENT PROPERTY - NOT A PART

- PRUNUS CERASIFERA / PURPLE LEAF PLUM
- PYRUS CALLERYANA / CALLERY PEAR

SYMBOL BOTANICAL / COMMON NAME SIZE

PROPOSED SHRUBS & GROUNDCOVER

- DIETES VEGETA / FORTNIGHT LILY 5 GAL / 36" O.C.
- ELAEAGNUS PUNGENS / SILVERBERRY 5 GAL / 36" O.C.
- HEMEROCALLIS 'ORANGE' / ORANGE DAYLILY 1 GAL / 30" O.C.
- NASSELLA TENUISSIMA / MEXICAN FEATHER GRASS 5 GAL / 42" O.C.
- PHORMIUM T. 'SURFER' / SURFER NEW ZEALAND FLAX 5 GAL / 36" O.C.
- RHAPHIOLEPIS INDICA 'CLARA' / INDIA HAWTHORN 1 GAL / 30" O.C.
- ACACIA REDOLENS / PROSTRATE ACACIA 1 GAL / 18" O.C.
- ROSMARINUS O. 'PROSTRATUS' / PROSTRATE ROSEMARY 1 GAL / 18" O.C.
- MYOPORUM PARVIFLORUM / NCN 1 GAL / 18" O.C.
- TRACHELOSPERMUM JASMINOIDES / STAR JASMINE 1 GAL / 18" O.C.

EXISTING SHRUBS AND GROUNDCOVER TO REMAIN, PROTECT IN PLACE

- EXISTING SHRUBS AND GROUNDCOVER TO REMAIN PROTECT IN PLACE. INFILL BARE AREAS WITH PLANTING TO MATCH ADJACENT PLANTING.
- EXISTING SHRUBS AND GROUNDCOVER ON ADJACENT PROPERTY - NOT A PART

- NOTES:
- ON-CENTER SPACINGS NOTED ON THE PLANT LEGEND TAKE PRECEDENCE OVER PLANT COUNTS OR SYMBOLS SHOWN ON THE DRAWING.
 - CONTRACTOR TO SUBMIT SOIL PREPARATION AND BACKFILL SPECIFICATIONS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL AT LEAST FOURTEEN (14) DAYS PRIOR TO INSTALLATION OF SOIL PREPARATION OR PLANT MATERIALS.
 - SOIL PREPARATION AND BACKFILL AMENDMENTS PER SPECIFICATION AS RECOMMENDED BY AGRONOMIC SOIL TEST REPORT.
 - PROVIDE LINEAR ROOT BARRIERS TO ALL TREES WITHIN 10'-0" OF HARDSCAPE.
 - APPLY 3" DEEP LAYER OF APPROVED MULCH TO ALL SHRUB AND GROUNDCOVER AREAS.

- NOTES:
- FOR ALL PLANTING AREAS, CONTRACTOR SHALL ADJUST EXISTING IRRIGATION TO PROVIDE HEAD TO HEAD COVERAGE FOR THE PLANTING AREA. PROVIDE IRRIGATION HEADS AS NECESSARY THAT MATCH EXISTING SYSTEM. SHOULD THE SYSTEM NEED ANY REPAIRS, CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS OR REPAIRS TO PROVIDE COVERAGE.
- CONTRACTOR SHALL PROTECT IN PLACE EXISTING PLANT MATERIAL THAT IS TO REMAIN. ANY PLANT MATERIAL THAT IS TO REMAIN THAT HAS BEEN DAMAGED OR DESTROYED BY CONSTRUCTION ACTIVITIES SHALL BE REPLACED IN KIND. CONTRACTOR SHALL USE CAUTION WHILE WORKING IN AREAS OF EXISTING PLANT MATERIAL AND SHALL MAINTAIN EXISTING PLANT MATERIAL IN A HEALTHY CONDITION.

- NEW PARKING:**
- AREA OF NEW PARKING: 7,158 SQ FT
- SHADE CANOPY COVERAGE:**
- 20' DIAM CANOPY = 314 SQUARE FEET **34 TREES**
- 17' - 20' DIAM TREES X HALF CANOPY SHADE (157 SF) = 2,669 SF
- 3' - 20' DIAM TREES X FULL CANOPY SHADE (314 SF) = 942 SF
- TOTAL SHADE AREA = 3,611 SF
- TOTAL NEW PARKING AREA = 7,158 SF
- 3,611 / 7,158 = 50.4% SHADE COVERAGE

EXHIBIT A

Colleen M. Nolan
Landscape Architect #49439
Rancho Santa Margarita, CA 92688
714.743.2915 cell
cmnolan.com

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NORTH AMERICAN SELF STORAGE

RANCHO CORDOVA

FULL RE-MODEL

9950 MILLS STATION ROAD

SACRAMENTO, CA 95827

Magellian

ARCHITECTURE

17011 Beach Boulevard, Suite 900

Huntington Beach, California 92647

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REVISIONS		
NO.	DATE	BY
1	06/13/16	REV 1
2	07/19/16	CITY
3	DATE	BY
4	DATE	BY
5	DATE	BY

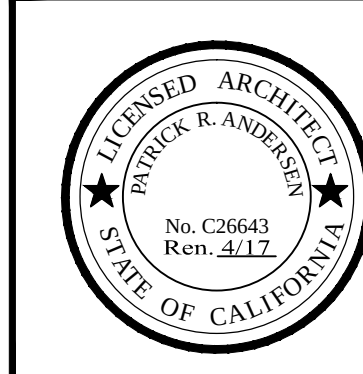
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DESIGN APPROVAL:	
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CONSTR. DOCS:	

30"x42" SCALE: AS NOTED
PLOT DATE:
CAD FILE: NorAmer_SS_SD
JOB NUMBER: 16-041
CHECKED: C. NOLAN
DRAWN: CN
STATUS: PRELIM

PRELIMINARY LANDSCAPE

247

11



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BID DOCS:		
CONSTR. DOCS:		

30"x42" SCALE:	AS NOTED
PLOT DATE:	16-041_A10 -
CAD FILE:	EXISTING SITE PLAN
JOB NUMBER:	16-041
CHECKED:	PA
DRAWN:	YM
STATUS:	PRELIM

EXISTING SITE
A1.248

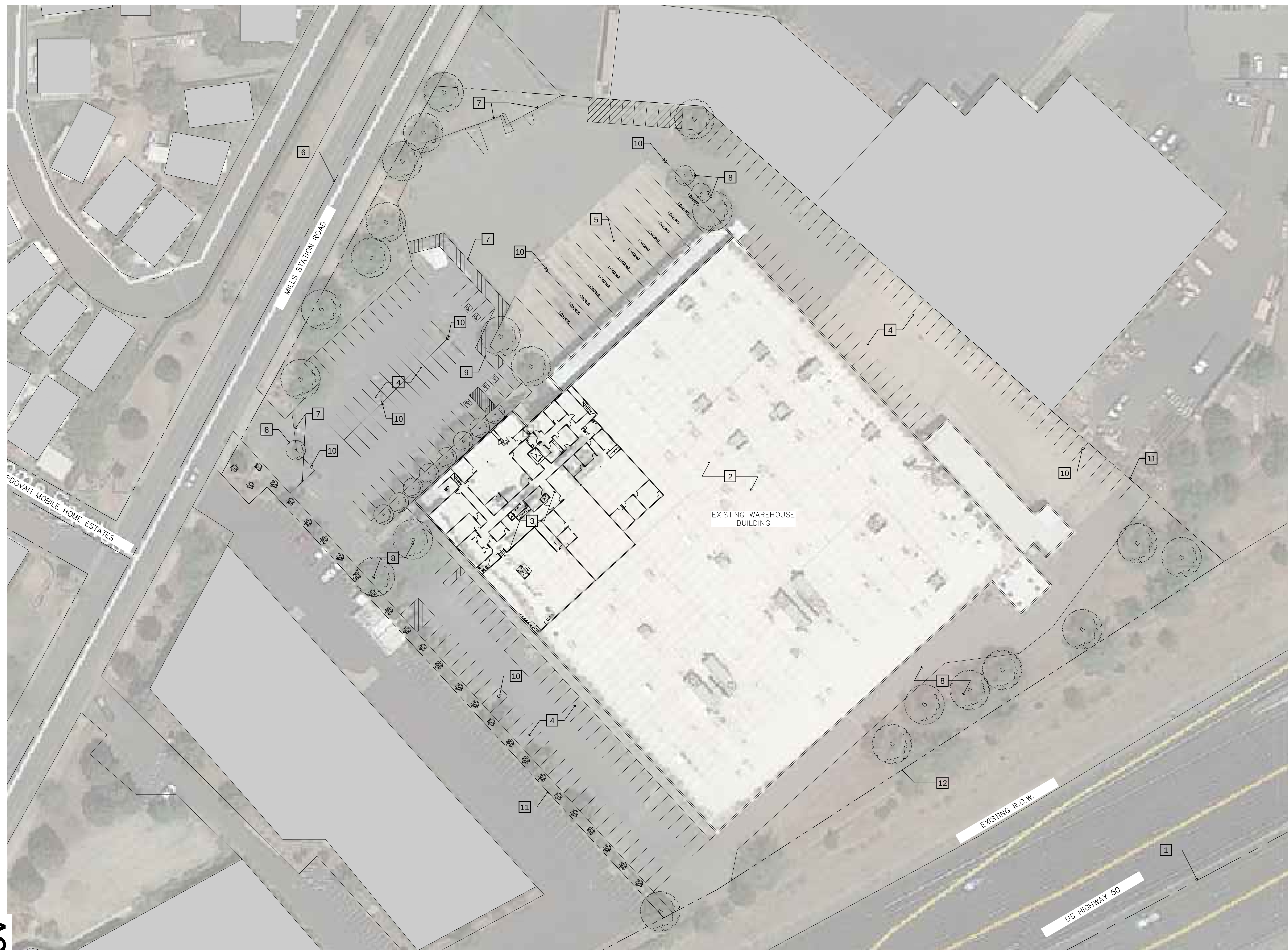
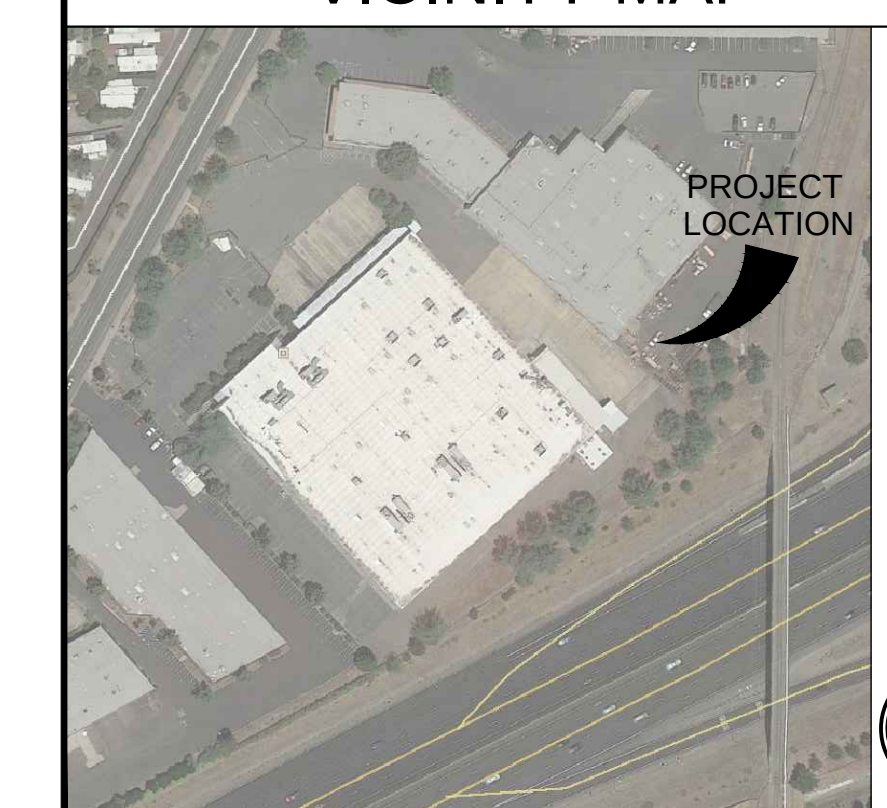
KEY NOTES

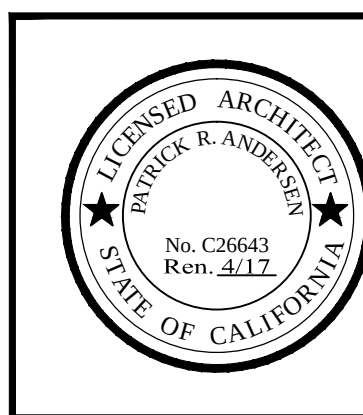
- EXISTING FREEWAY.
- EXISTING 2 STORY WAREHOUSE MANUFACTURING FACILITY TO BE NEW 2 STORY SELF STORAGE BUILDING
- EXISTING OFFICE AREA.
- EXISTING PARKING SPACES.
- EXISTING LOADING PARKING SPACES.
- EXISTING MILLS STATION ROAD CENTER LINE.
- EXISTING 6' HIGH CHAIN LINK FENCE AND GATE TO BE REMOVED.
- EXISTING TREES TO BE REMOVED.
- EXISTING DIRECT ROUTE, ACCESSIBLE PATH OF TRAVEL.
- EXISTING LIGHT POLE, NO LIGHT POLES TO BE REMOVED OR ADDED.
- EXISTING CHAIN LINK FENCE TO BE REMOVED.
- EXISTING CHAIN LINK FENCE TO REMAIN

SITE PLAN GENERAL NOTES

- ACCESSIBLE SIGNS, PARKING STALLS, SIDEWALKS, PATH OF TRAVEL, LANDINGS, AND RAMPS ARE EXISTING AND COMPLY SUBSTANTIALLY WITH THE STATE OF CALIFORNIA TITLE 24 AND 2013 CBC DIV IV, SECTION 1134B.1.
- FIRE HYDRANTS ARE EXISTING AND IN ACCORDANCE WITH THE LOCAL FIRE DEPARTMENT STANDARDS.
- ALL PARKING STALL STRIPING SHALL BE PER CURRENT CITY OF RANCHO CORDOVA STANDARDS.
- ALL DIMENSIONS ARE TO BE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB, PROPERTY LINE, OR CENTERLINE OF PARKING STALL UNLESS NOTED OTHERWISE.
- Δ DENOTES PARKING STALL FOR THE PHYSICALLY DISABLED - 9'-0" WIDE X 18'-0" LONG WITH A 5'-0" WIDE LOADING AREA. PROVIDE AN 8'-0" WIDE LOADING AREA AT VAN PARKING.

VICINITY MAP





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CONSTR. DOCS:		

30"x42" SCALE: AS NOTED
PLOT DATE:
CAD FILE: 16-041_A11
JOB NUMBER: 16-041
CHECKED: PA
DRAWN: YM
STATUS: PRELIM

SITE PLAN
A1.249

KEY NOTES

- TRASH ENCLOSURE: 6' HIGH MASONRY WALLS w/ SITE OBSCURING METAL GATE. GATE SHALL HAVE CANE BOLTS TO HOLD IN OPEN POSITION. CMU PAINTED TO MATCH BUILDING.
 - EXISTING 2 STORY WAREHOUSE MANUFACTURING FACILITY TO BE NEW 2 STORY SELF STORAGE BUILDING.
 - NEW STORAGE OFFICE AREA AT GRADE LEVEL.
 - NEW 9'-0" X 18'-0" PARKING SPACES, (95) TOTAL.
 - NEW 10' X 25' LOADING PARKING SPACES, (14) TOTAL.
 - NEW 10' X 30' RV PARKING SPACES, (57) TOTAL.
 - NEW 6'-0" CMU SCREEN WALL PAINTED TO MATCH BUILDING (REMOVE/REPLACE AND SUPPLEMENT LANDSCAPING AS REQUIRED).
 - EXISTING TREES TO BE REMAIN.
 - DIRECT ROUTE, ACCESSIBLE PATH OF TRAVEL. THERE SHALL BE NO ABRUPT CHANGES IN ELEVATION ALONG THE PATH OF TRAVEL SHOWN. THE SLOPE AND CROSS-SLOPE ALONG THE PATH OF TRAVEL SHALL NOT EXCEED 5% AND 2% RESPECTIVELY (INSPECTOR TO VERIFY).
 - EXISTING MILLS STATION ROAD CENTER LINE.
 - EXISTING FREEWAY CENTERLINE.
 - PROPOSED 6' HIGH CMU WALL WITH GATE AND WINDOW BOX CMU TO BE PAINTED TO MATCH BUILDING. (GATE TO BE WROUGHT IRON WITH METAL SCREENING TO BE OPAQUE).
 - EXISTING 3'-0" HIGH CMU & WOOD RETAINING WALL TO REMAIN.*
 - WHEEL STOPS. REFERENCE DETAIL 7/A1.2.
 - EXISTING LIGHT POST TO REMAIN. NO NEW LIGHT POSTS TO BE INSTALLED.
 - EXISTING ROOFTOP 320 TON AC UNITS TO BE REPLACED WITH APPROX. 100 TON AC UNITS. UNITS WILL BE SCREENED FROM VIEW (KEYNOTE NOT ON PLAN).
 - EXISTING 6'-0" BLACK WROUGHT RAIL FENCES TO REMAIN.
 - PROPOSED BICYCLE RACKS: 3 RACKS TO ACCOMMODATE UP TO 6 BICYCLES ON CONCRETE PAD. REFERENCE DETAIL 16/A1.2.
 - EXISTING 7 PARKING SPACES TO BE REMOVED TO ACCOMMODATE FIRE TURNING RADIUS. PROPOSED LANDSCAPING TO BE PLANTED INSTEAD OF STRIPING.
 - EXISTING FENCE TO REMAIN ALONG FREEWAY.
 - PROPOSED LANDSCAPING TO SCREEN RV PARKING ALONG PROPOSED CMU WALL.
 - PROPOSED 6' WIDE PLANTER TO HELP SCREEN RV PARKING.
- *NOTE: EXISTING CHAIN LINK FENCING AND GATES, CMU, AND IRON ROD FENCING TO SCREEN PARKING ADJACENT BUILDING.
- *NOTE: PROPOSED GOOSENECK DOWNLIGHTING ON BUILDING TO INCLUDE 100W-200W LIGHT BULB.

SITE PLAN NOTES

- EXISTING CONDITIONS WERE DERIVED FROM SURVEY DATED AUGUST 27, 2014 BY CIREMELE SURVEYING INCORPORATED. REFER TO COVER SHEET FOR ADDITIONAL SURVEYOR INFORMATION.
- ACCESSIBLE ROUTES OF TRAVEL NOT TO EXCEED 5% SLOPE IN THE DIRECTION OF TRAVEL AND 2% CROSS SLOPE.
- THE GC IS RESPONSIBLE FOR PROCURING NECESSARY PERMITS, AS REQUIRED, FOR: FIRE HYDRANTS & WATER MAIN INSTALLATIONS, SPRINKLER SYSTEM, SUPPLY MAIN AND FDC, SPRINKLER SYSTEM, AUTOMATIC FIRE ALARM SYSTEM AND MONITORING SYSTEMS AS APPROPRIATE.

	BY CODE	PROPOSED
SETBACKS:		
FRONT:	10'	134'
SIDE:	N/A	N/A
REAR:	10'	34'
MAX HEIGHT:	50'	±26'-8"
MIN. FAR:	0.2	

SITE AREA: 247,421 SF

PARKING CALCULATIONS

	2 STORY BUILDING	SQUARE FOOTAGE
1ST LEVEL STORAGE:	107,701 S.F.	
2ND LEVEL STORAGE:	17,969 S.F.	
STORAGE OFFICE:	1,360 S.F.	
GROSS BUILDING AREA:	127,030 S.F.	
RV PARKING:	STANDARD PROPOSED	LOADING PROPOSED
57 STALLS	3 ADA	14 STALLS
		12 STALLS
		168 STALLS

SITE PLAN GENERAL NOTES

- ACCESSIBLE SIGNS, PARKING STALLS, SIDEWALKS, PATH OF TRAVEL, LANDINGS, AND RAMPS ARE EXISTING AND COMPLY SUBSTANTIALLY WITH THE STATE OF CALIFORNIA TITLE 24 AND 2013 CBC DIV IV, SECTION 1134B.1.
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- [Symbol] — DENOTES PARKING STALL FOR THE PHYSICALLY DISABLED — 9'-0" WIDE X 18'-0" LONG WITH A 5'-0" WIDE LOADING AREA. PROVIDE AN 8'-0" WIDE LOADING AREA AT VAN PARKING.

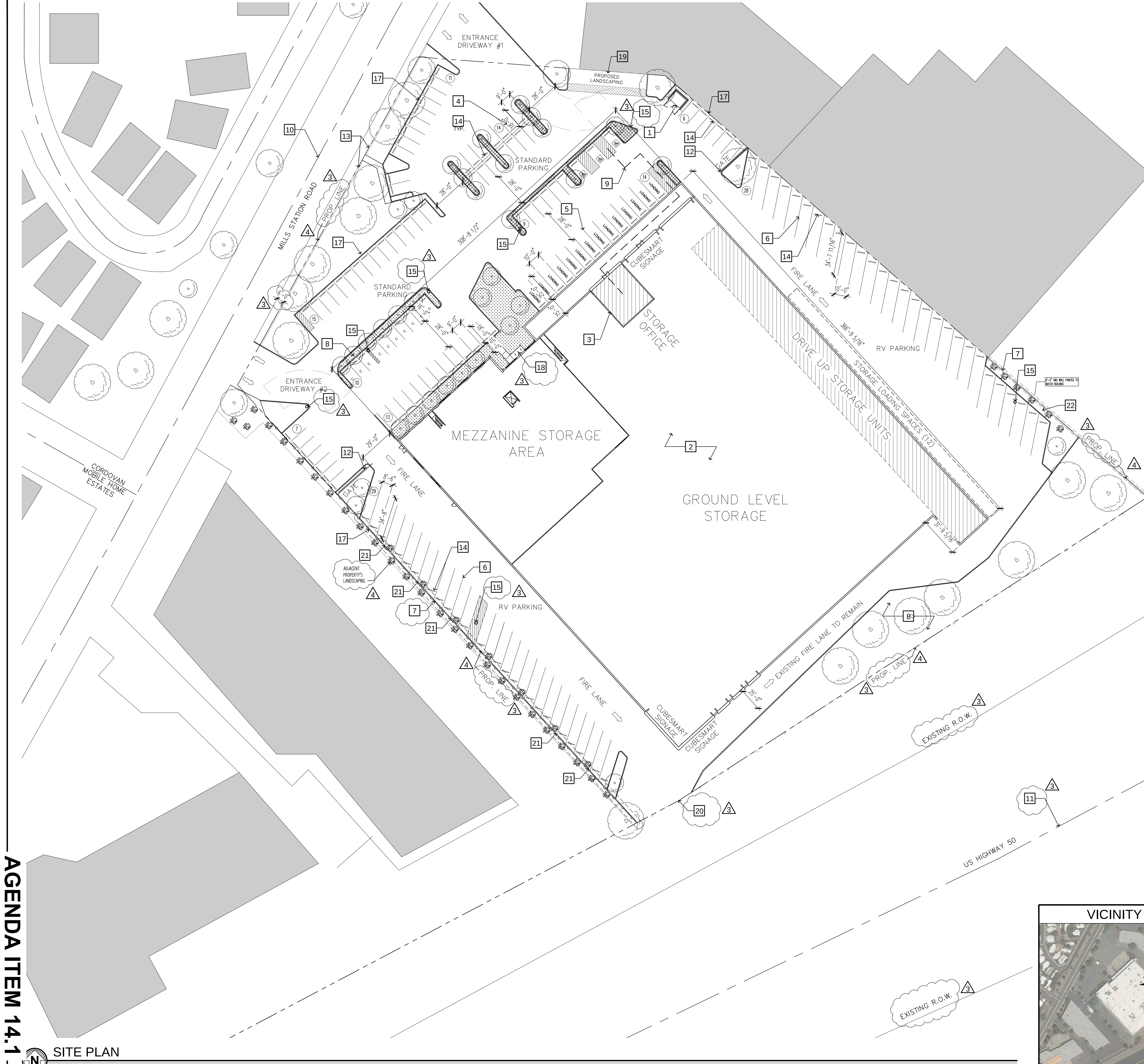
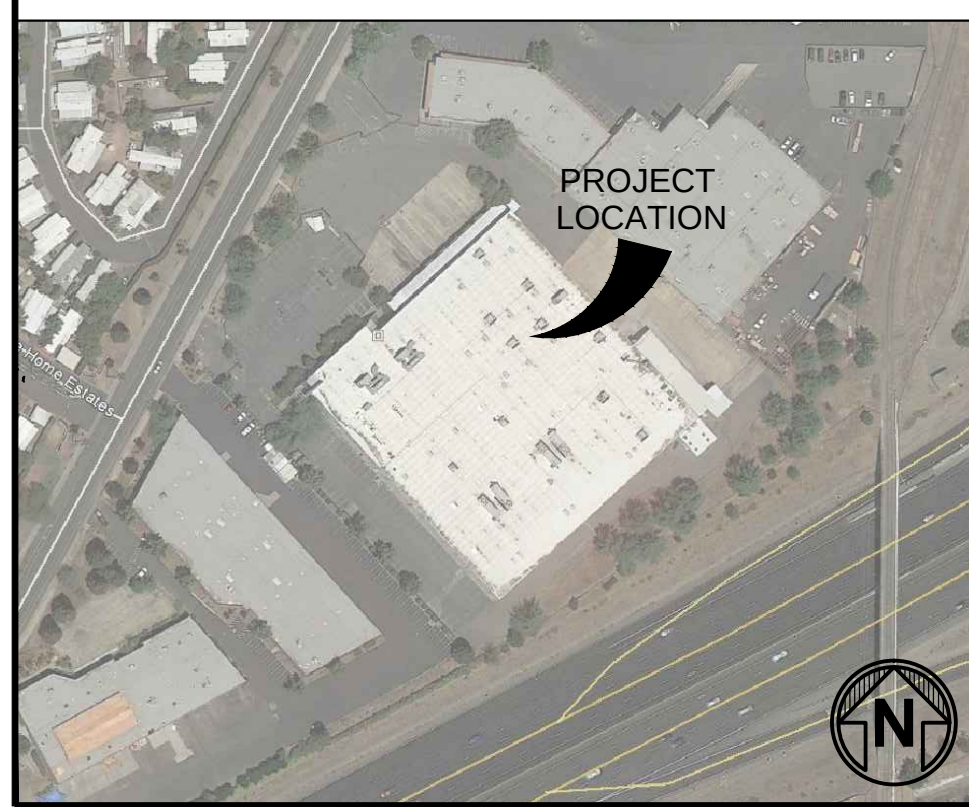
FIRE NOTES

- PROVIDE FIRE ACCESS ROADWAYS WITH ALL WEATHER DRIVING SURFACES OF NOT LESS THAN 20-Feet OF UNOBSTRUCTED WIDTH, 13-Feet, 6-INCHES OF VERTICAL CLEARANCE, AND TURNING RADIUS OF 25-Feet INSIDE AND 50-Feet OUTSIDE DIMENSION. THE ACCESS ROADWAYS SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF ANY PROPOSED BUILDING. THE USE OF TIE-UP BLOCK OR CROSS-CURB OR SIMILAR ALTERNATE ROAD SURFACES IS NOT APPROVED FOR INSTALLATION IN FIRE APPARATUS ACCESS ROADWAYS.
- PROVIDE FIRE LAND IDENTIFICATION ALONG REQUIRED FIRE ACCESS FIRE LANE IDENTIFICATION SHALL BE IN ACCORDANCE WITH FPE 3 AND CALIFORNIA VEHICLE CODE. VEHICLE PARKING IS PROHIBITED ON ANY STREET LESS THAN 28 FEET IN WIDTH. VEHICLE PARKING IS PERMITTED ON BOTH SIDES OF STREETS 36 FEET OR MORE IN WIDTH. ROADWAY WIDTH SHALL BE MEASURED BETWEEN THE OUTER-EDGE OR EDGE OF PAVEMENT ON OPPOSITE SIDES OF THE ROAD. IDENTIFICATION OF FIRE APPARATUS ACCESS ROADWAYS MAY BE REQUIRED ON PRIVATE ROADS.

SITE LEGEND

- PROPOSED ACCESSIBLE PATH OF TRAVEL. THERE SHALL BE NO ABRUPT CHANGES IN ELEVATION ALONG THE PATH OF TRAVEL SHOWN. THE SLOPE AND CROSS-SLOPE ALONG THE PATH OF TRAVEL SHALL NOT EXCEED 5% AND 2% RESPECTIVELY (INSPECTOR TO VERIFY).
- [Symbol] PROPOSED TRASH ENCLOSURE.

VICINITY MAP



AGENDA ITEM 14.1

SITE PLAN
SCALE: 1" = 30'



MAGELLAN ARCHITECTS, INC.
ARCHITECTS
10540 Talbert Ave., Suite 205
Fountain Valley, California 92708
Tel (949) 515-9500
www.magellanarchitects.com

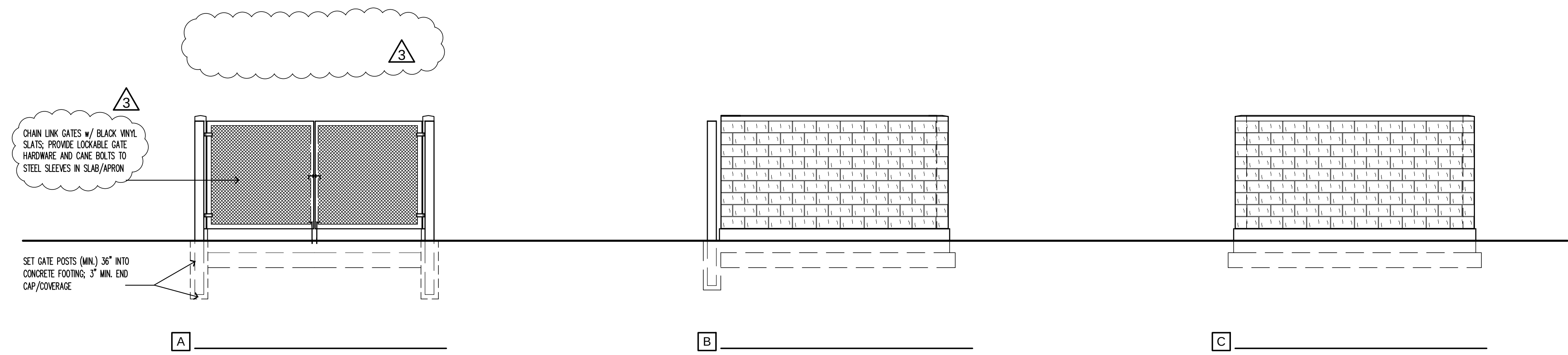
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ARCHITECTURE
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Fountain Valley, California 92708
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**NORTH AMERICAN SELF STORAGE
RANCHO CORDOVA**
FULL RE-MODEL
9950 MILLS STATION ROAD
SACRAMENTO, CA 95827

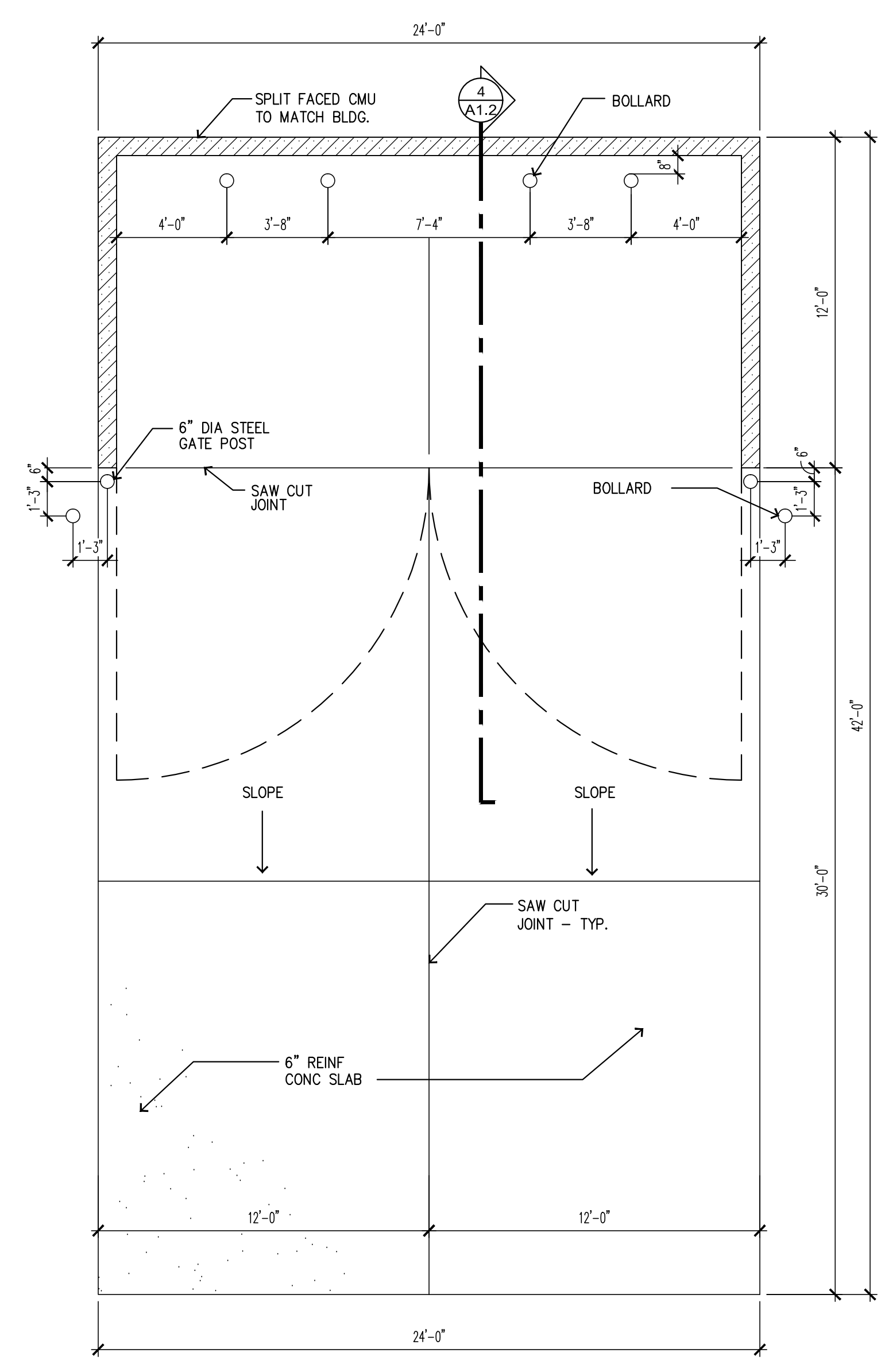
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ISSUE DATES		
DESIGN APPROVAL:		
PERMIT SUBMITTAL:		
PERMIT RECEIVED:		
BID DOCS:		
CONSTR. DOCS:		

30"x42" SCALE: AS NOTED
PLOT DATE:
CAD FILE: 16-041_A11
JOB NUMBER: 16-041
CHECKED: PA
DRAWN: YM
STATUS: PRELIM

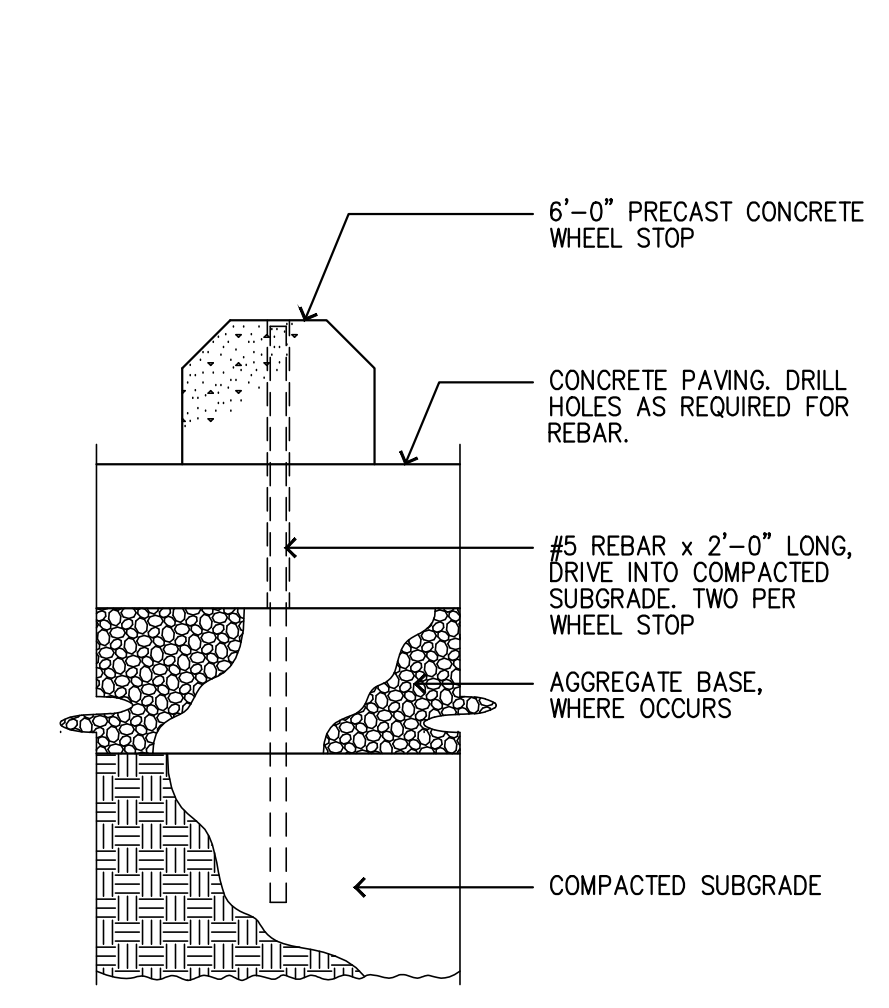
SITE PLAN DE
A1.1052



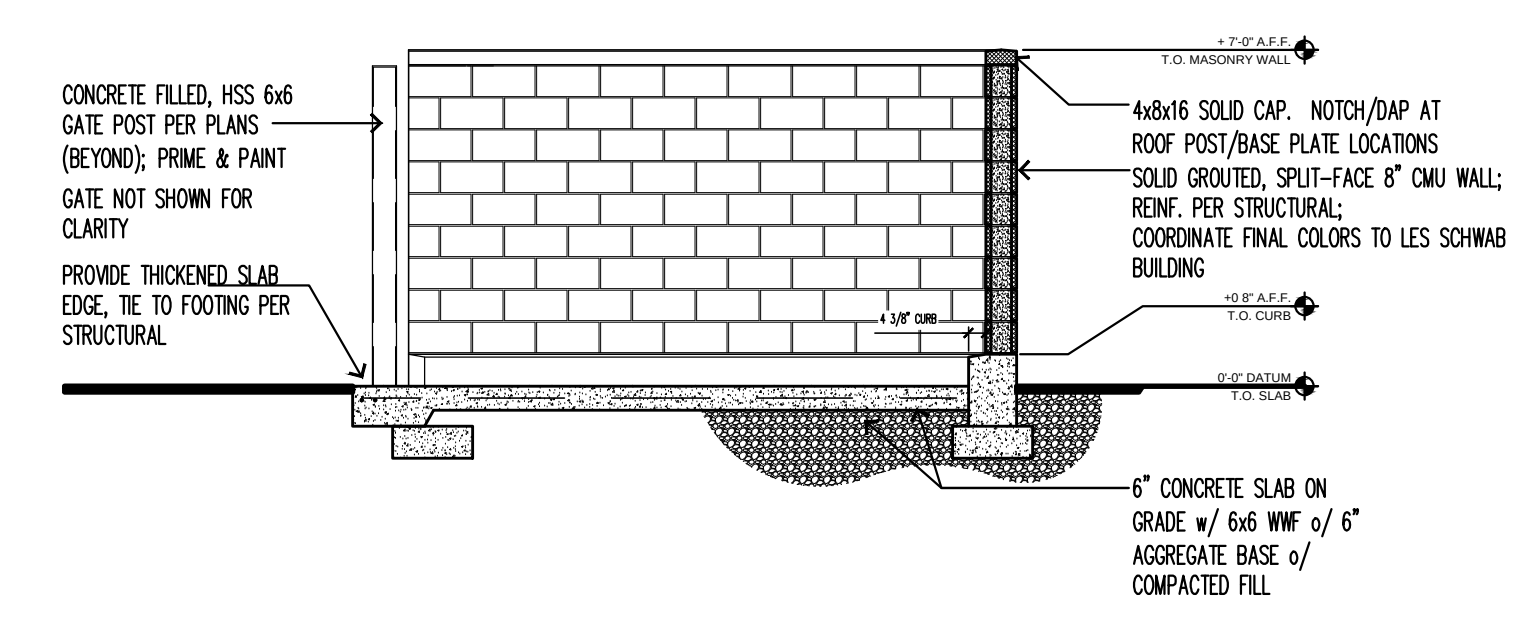
1 TRASH ENCLOSURE ELEVATIONS
SCALE: 1/4" = 1'-0"



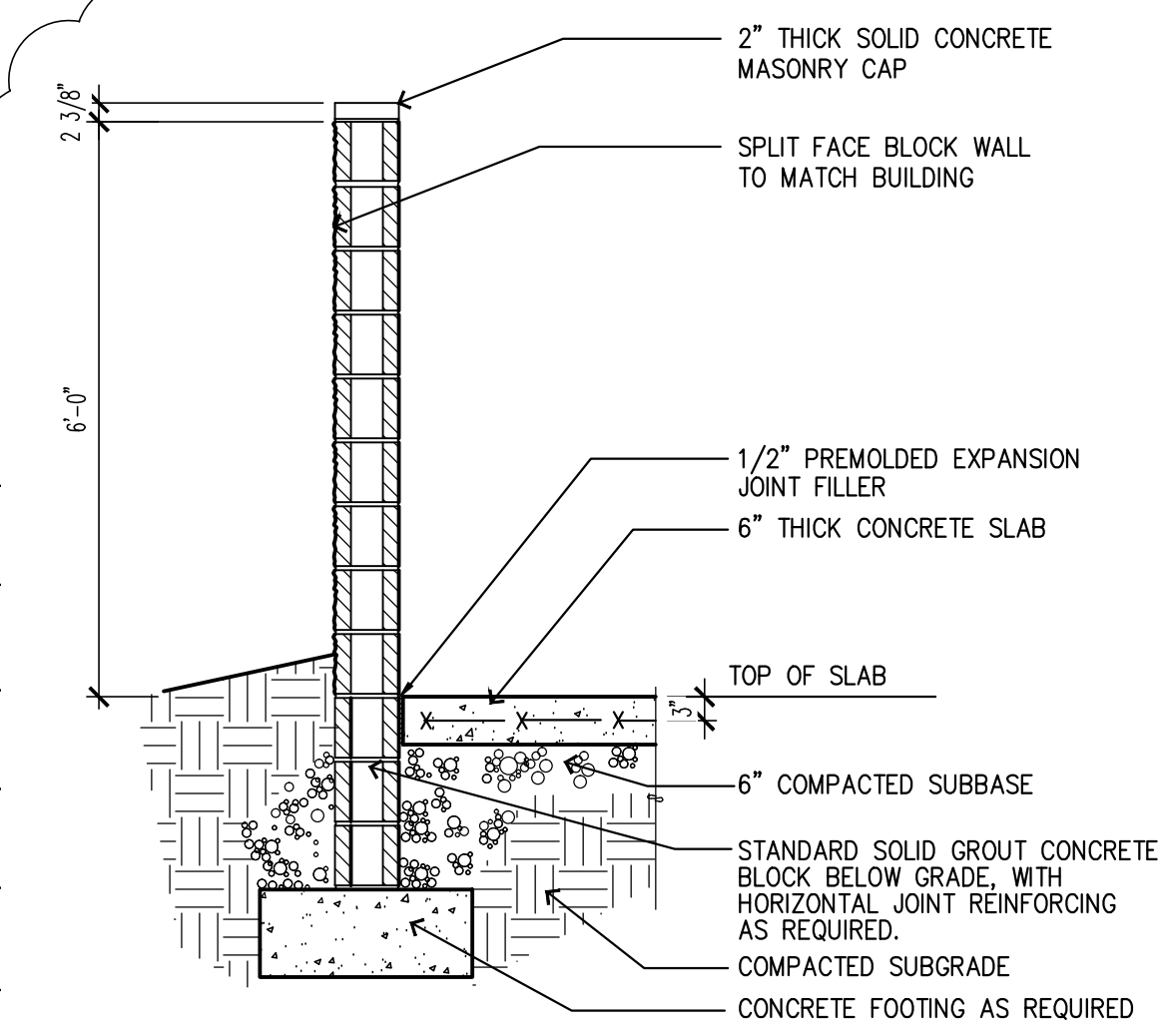
11 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



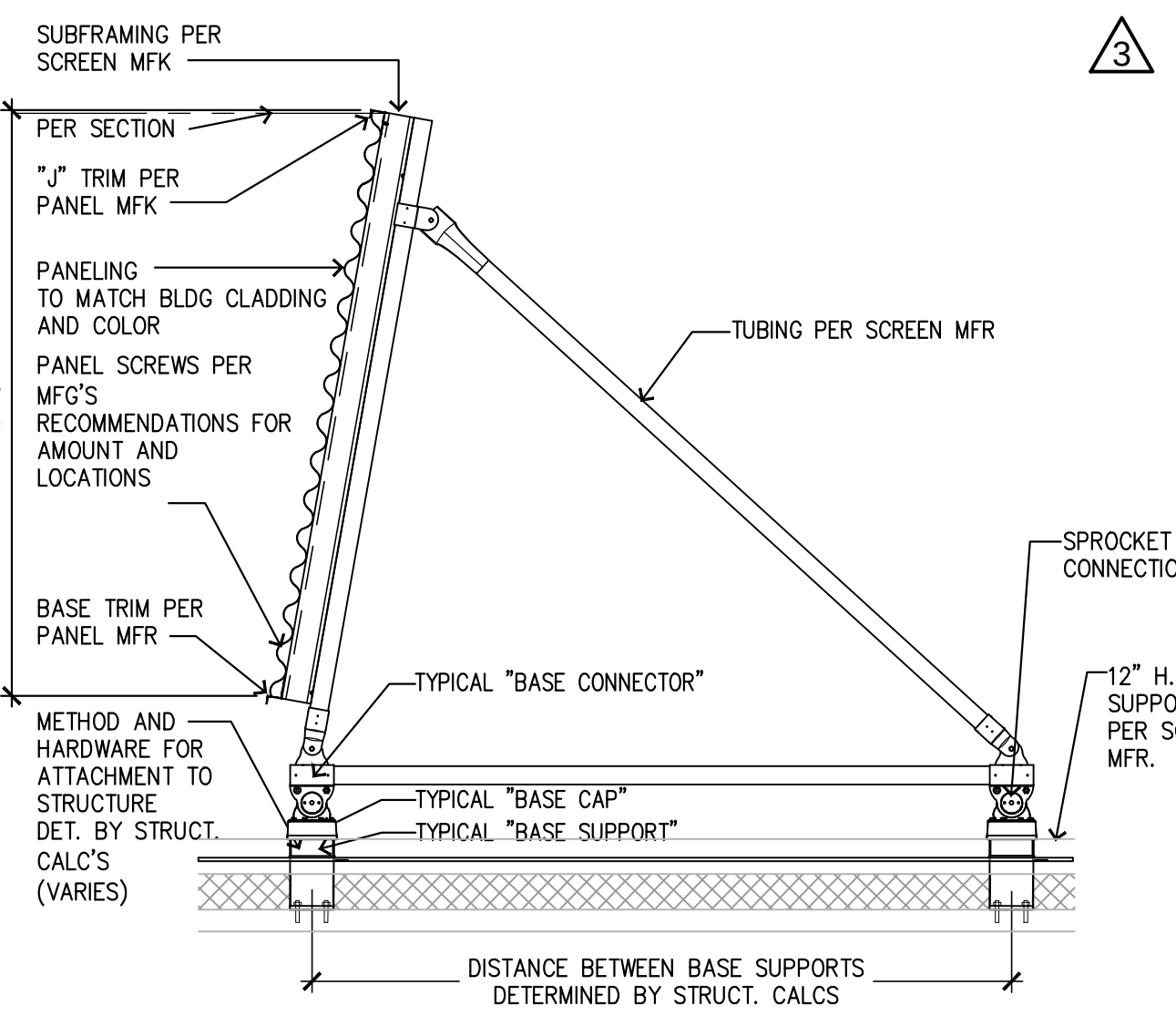
7 WHEELSTOP
1 1/2" = 1'-0"



4 TRASH ENCLOSURE SECTION
SCALE: 1/4" = 1'-0"

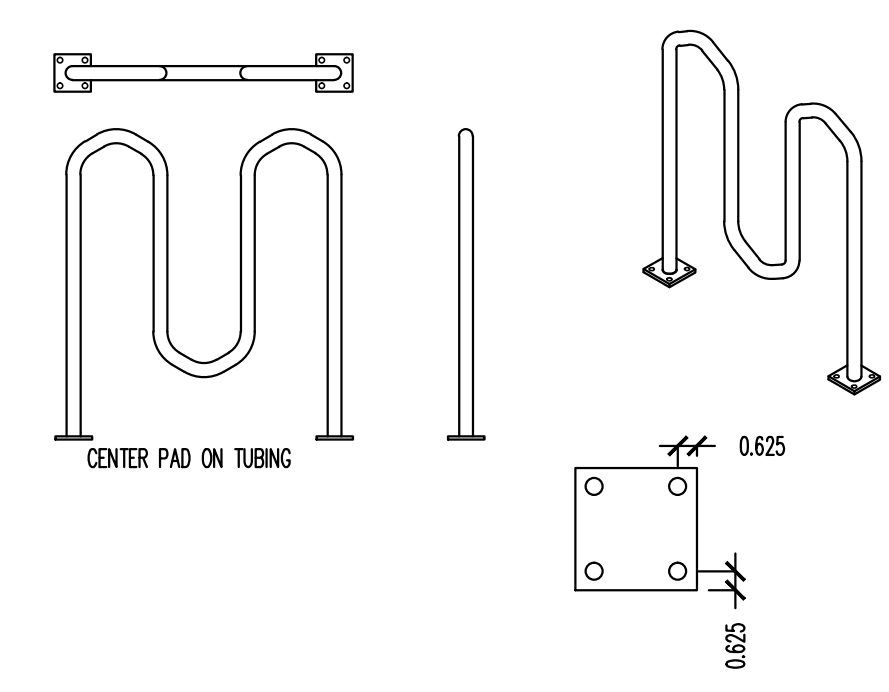


5 SCREEN WALL SECTION
SCALE: 1/2" = 1'-0"



10 ROOF SCREEN
1/2" = 1'-0"

NOTE:
FOLLOW ALL MANUFACTURERS RECOMMENDATIONS FOR
INSTALLATION.



16 BIKE RACK
SCALE: NONE

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**NORTH AMERICAN SELF STORAGE
RANCHO CORDOVA**
FULL RE-MODEL
9950 MILLS STATION ROAD
SACRAMENTO, CA 95827

REVISIONS		
NO.	DATE	BY
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2	07/19/16	CITY
3	09/07/16	RESUB.
4	DATE	BY
5	DATE	BY
6	DATE	BY

ISSUE DATES
DESIGN APPROVAL:
PERMIT SUBMITTAL:
PERMIT RECEIVED:
BID DOCS:
CONSTR. DOCS:

30"x42" SCALE:	AS NOTED
PLOT DATE:	
CAD FILE:	16-041.dwg
JOB NUMBER:	16-041
CHECKED:	
DRAWN:	
STATUS:	PENDING

ELEVATION
A3.1251



- 1 HORIZONTAL ARCHITECTURAL EXPANDED FOSSING, CORRUGATED METAL WALL PANEL SYSTEM, PAINTED SHERWIN WILLIAMS GRIZZLE GRAY SW 7068
- 2 METAL GLAZ LOADING CANOPY WITH STEEL ROD TIE BACK SUPPORTS
- 3 METAL WALL PANEL SYSTEM, PAINTED SHERWIN WILLIAMS ARGOS SW 7065
- 4 PROPOSED CUBESMART STORAGE LOCATION
- 5 OUTDOOR SCONCE LIGHTING FIXTURE.
- 6 OUTDOOR GOOSENECK LAMP DOWN LIGHTING FIXTURE.
- 7 EXISTING GRADE LINE
- 8 2" x 4 1/2" STOREFRONT SYSTEM WITH 1" INSULATED LOW E CLEAR GLAZING AND BRONZE ANODIZED FRAMES.
- 9 HOLLOW METAL ACCESS DOOR WITH VISION LITE.



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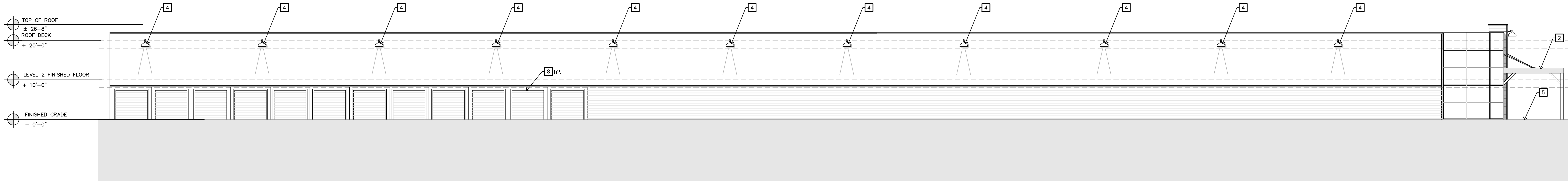
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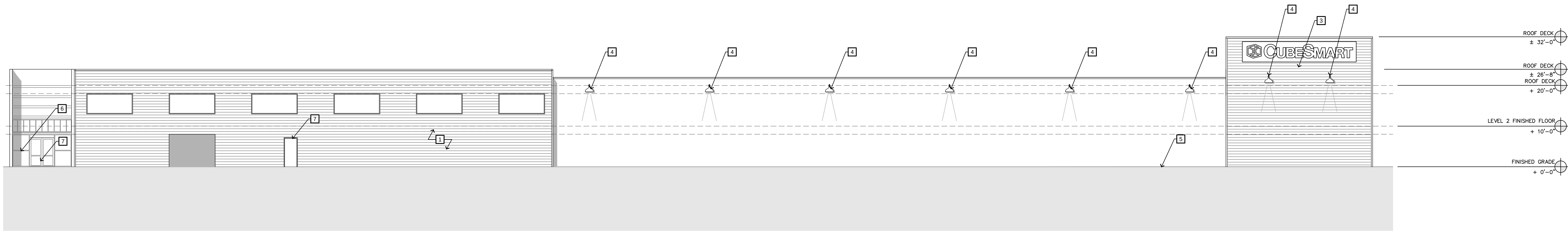
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30"x42" SCALE:	AS NOTED
PLOT DATE:	
CAD FILE:	16-041_A32
JOB NUMBER:	16-041
CHECKED:	PA
DRAWN:	YM
STATUS:	PRELIM

ELEVATION
A3.2521



EAST ELEVATION (EAST PROPERTY LINE)
SCALE: 3/32"=1'-0"



WEST ELEVATION (WEST PROPERTY LINE)
SCALE: 3/32" = 1'-0"

KEY NOTES

- HORIZONTAL ARCHITECTURAL EXPOSED FASTENING, CORRUGATED METAL WALL PANEL SYSTEM, PAINTED SHERWIN WILLIAMS GRIZZLE GRAY SW 7065
- METAL CLAD LOADING CANOPY WITH STEEL ROD TIE BACK SUPPORTS
- PROPOSED CUBESMART SIGNAGE LOCATION.
- OUTDOOR GOOSENECK LAMP DOWN LIGHTING FIXTURE.
- EXISTING GRADE LINE
- 2" x 4 1/2" STOREFRONT SYSTEM WITH 1" INSULATED LOW E CLEAR GLAZING AND BRONZE ANODIZED FRAMES.
- HOLLOW METAL ACCESS DOOR WITH VISION LITE.
- 8'-8" WIDE X 7' TALL ROLL-UP STORAGE DOORS BEYOND, PAINTED SHERWIN WILLIAMS POSITIVE RED SW 6871

		<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 Conditional Use Permit and Major Design Review Permit for a self-storage facility use with outside Recreational Vehicle (RV) parking along the sides of the building and a façade renovation for the existing 127,030 square-foot building within the Office Industrial Mixed Use Folsom Boulevard Specific Plan Zoning District, as described in the City Council staff report dated October 17, 2016, and (Exhibit A) with the conditions herein, for Project No. DD9660.	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	General	On-Going	Planning/ Building /Public Works	

Mills Station Self-Storage DD9660 Conditions of Approval

EXHIBIT B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
	applicable decision making body.				
4.	Applicant/Developer shall not carry a negative account balance with the City for the processing of the project. If a negative account balance occurs, it will be the developer's responsibility to pay the balance due, in order to avoid delays in the processing of future permits or recordation of maps. Please email the Finance Department at billings@cityofranhocordova.org for the status of your account with the City.	General	On-Going	Finance	
5.	Signage is not approved with this permit. All signage shall comply with the City of Rancho Cordova Zoning Code.	Signage	On-Going	Planning	
6.	Noise sources associated with construction, repair, remodeling, demolition, paving and/or grading of any real property must adhere to the development standards outlined within the City's Noise Element, RCMC 6.68 and RCMC 16.18.1407(F).	Construction	On-Going	Planning/ Building/Code Enforcement	
7.	In the event of the encounter of subsurface materials suspected to be of an archaeological or paleontological nature or if any human remains are found, all grading and/or excavation shall cease, the find shall be left untouched, and the City Planning Department shall be immediately notified. This requirement shall be noted on the Grading and Building Plans, prior to issuance of permits. A qualified professional archaeologist certified by the Register of Professional Archaeologists or paleontologist with a degree(s)	Construction	Prior to Issuance of Building Permits	Planning/ Building	

Mills Station Self-Storage DD9660 Conditions of Approval

EXHIBIT B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
	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.				
8.	Applicant shall be responsible for all damage to City streets associated with construction of the project and shall repair any damage as soon as possible.	Construction	On-Going	Public Works	
9.	The removal and replanting of landscape not listed on the approved plan set must be consistent with RCMC 23.716.080 through 23.716.090 and reviewed by the Planning Department prior to the removal. All landscape care, maintenance, and tree pruning must adhere to RCMC 23.716.100 through 23.716.110.	Landscaping	On-Going	Planning	
10.	Any outdoor storage area must be screened from public view. Any land that will have vehicle parking or storage, will be required to be paved.	Landscaping	On-going	Planning	
11.	There shall be no outside storage area forward of the building or along the rear of the building. All outside storage area is shown on the sides of the building as stated on the site plan.	Storage area	On-Going	Planning	
Prior to Issuance of Building Permits					
12.	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	Architectural	Prior to Issuance of Building Permits	Planning	

Mills Station Self-Storage DD9660 Conditions of Approval

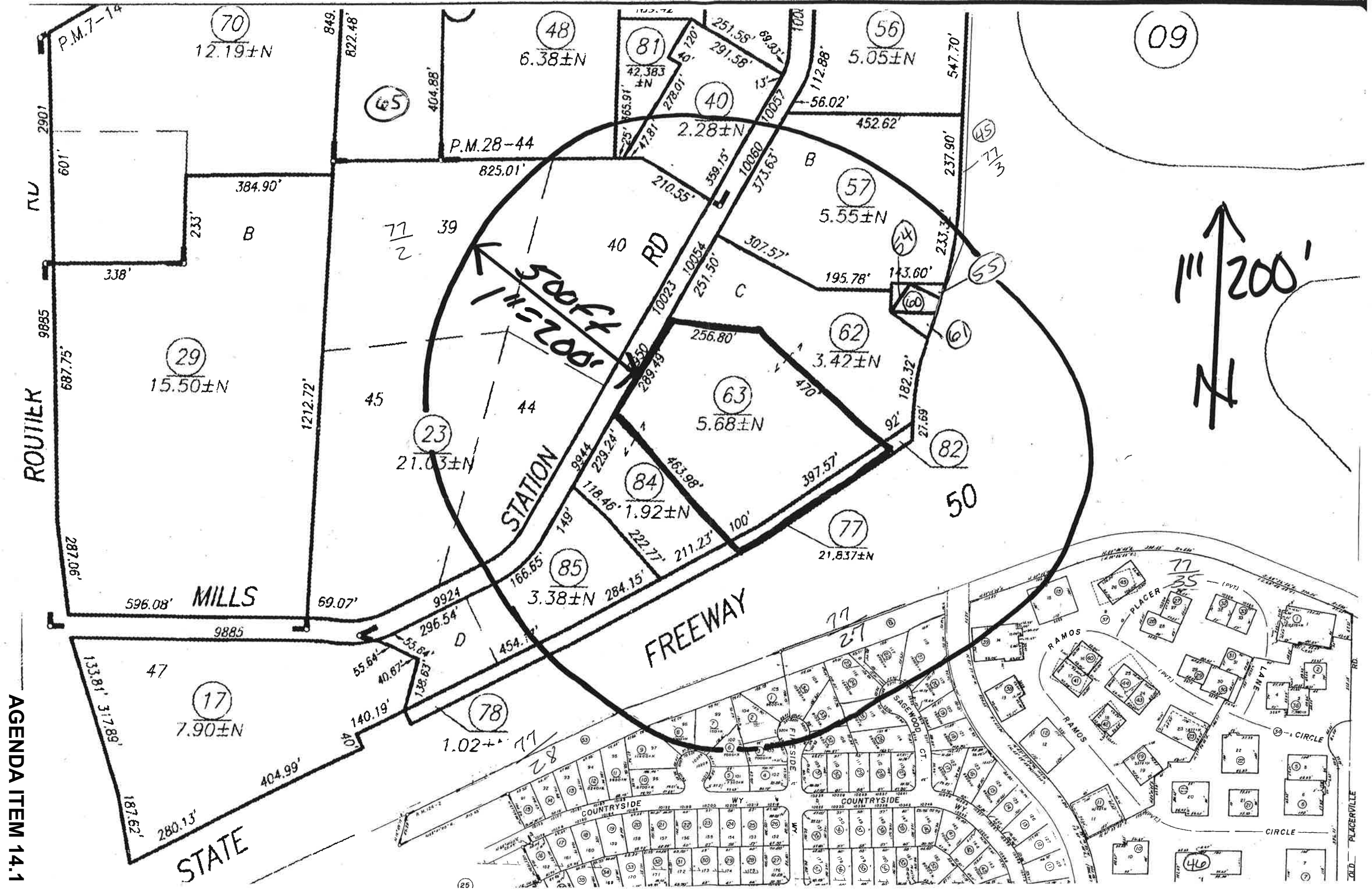
EXHIBIT B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
	screen them from view. The gate to the trash enclosure shall be an opaque metal gate.				
13.	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 reviewed and approved by the Planning Department.	Bicycle Parking	Prior to Issuance of Building Permits	Planning	
14.	A final landscape plan shall be submitted to the Planning Department in conjunction with improvement plan and or building permit submittal and approved by the Planning and Public Works Departments prior to issuance of permits and/or any installation of landscape materials RCMC 23.716.020. The final landscape planting and irrigation plan shall be prepared by a registered licensed landscape architect and include the following items per RCMC 22.180.060: • Planting plan to scale that indicate slope • Irrigation Plan • Soils Test • Water Use Calculations • Irrigation Schedule	Landscaping	Prior to Issuance of Building Permits	Planning	
15.	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	
16.	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,	Architectural	Prior to Issuance of Building Permits	Planning	

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
	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.				
17.	Rooftop equipment (HVAC, meters, refrigeration equipment, plumbing lines, ductwork and transformers), shall be screened from view on all sides with materials architecturally compatible with the main structure. Screening details shall be shown on the Building Plans and submitted for review and approval by the Planning Department, prior to the issuance of Building Permits and installed prior to occupancy approval.	Architectural	Prior to Issuance of Building Permits	Planning	
18.	Utility areas, electrical and gas meters shall be architecturally screened from view.	Architectural	Prior to Issuance of Building Permits	Planning/ Building/ Public Works	
19.	Applicant shall apply for an encroachment permit from the Public Works Department for the replacement of the damaged Sidewalk and driveway along property frontage to the satisfaction of The Public Works Department. Please contact the Public Works Department at (916) 851-8719 to arrange for a site meeting to mark out damaged sidewalk and driveway.	Infrastructure	Prior to Issuance of Building Permit	Public Works	

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
20.	The applicant shall comply with SMUD conditions as follows; a. Proposed SMUD facilities located on the customer's property outside of the existing or proposed PUE(s) may require additional PUE and/or a dedicated SMUD easement. b. No structures or buildings are permitted within the easement area including trash enclosures, wells and man-made reservoirs, lakes, water detention/retention basins or similar bodies of water.	Infrastructure	Prior to Issuance of Building Permits	Planning/ Building	
21.	The applicant shall comply with the Fire conditions as follows; a. Provide fire access roadways with all-weather driving surfaces of not less than 20-feet of unobstructed width, 13-feet, 6-inches of vertical clearance, and turning radii of 25 feet inside and 50 feet outside dimension. The access roadways shall extend to within 150 feet of all portions of the exterior walls of the first story of any proposed building. <i>The use of turf-block or grass-crete or similar alternate road surfaces is not approved for installation in fire apparatus access roadways.</i> b. Provide Fire Lane identification along required fire access. Fire Lane identification shall be in accordance with FPS 3 and California Vehicle Code.	Fire	Prior to Issuance of Building Permits	Fire	

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
	Vehicle parking is prohibited on any street less than 28 feet in width. Vehicle parking is permitted on both sides of streets 36 feet or more in width. Roadway width shall be measured between the gutter-line or edge of pavement on opposite sides of the road. Identification of fire apparatus access roadways may be required on private roads.				
Prior to Final inspection/Certificate of Occupancy					
22.	Upon completion of the installation of the landscaping, the designer shall certify that the landscape complies with all city water conserving landscape requirements. Certification shall be accomplished by completion of a certificate of compliance on a form approved by the Director of the City Public Works Department. Failure to submit a complete and accurate certificate of compliance will delay final approval of the project and/or discontinue water service per RCMC 22.180.090.	Landscaping	Prior to Final Inspection/ Certificate of Occupancy	Planning/ Public Works	
23.	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	



ATTACHMENT 2

077-0020-063,077
MARY ANN ARONSON
1450 POST ST #902
SAN FRANCISCO CA 94109

077-0020-063
OCCUPANT
9950 MILLS STATION RD
SACRAMENTO CA 95827

077-0020-023
CORDOVAN ESTS LIMITED PARTNERSHIP
5339 PROSPECT RD #261
SAN JOSE CA 95129

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 2
SACRAMENTO CA 95827

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 3
SACRAMENTO CA 95827

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10035 MILLS STATION RD # 5
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ATTACHMENT 2

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ATTACHMENT 2

077-0020-023
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10035 MILLS STATION RD # 98
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10035 MILLS STATION RD # 114
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077-0020-023
OCCUPANT
10035 MILLS STATION RD # 118
SACRAMENTO CA 95827

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 120
SACRAMENTO CA 95827

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 121
SACRAMENTO CA 95827

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 122
SACRAMENTO CA 95827

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 123
SACRAMENTO CA 95827

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 125
SACRAMENTO CA 95827

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 126
SACRAMENTO CA 95827

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 129
SACRAMENTO CA 95827

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 131
SACRAMENTO CA 95827

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 134
SACRAMENTO CA 95827

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 138
SACRAMENTO CA 95827

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 142
SACRAMENTO CA 95827

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 143
SACRAMENTO CA 95827

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 144
SACRAMENTO CA 95827

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 146
SACRAMENTO CA 95827

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 147
SACRAMENTO CA 95827

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 148
SACRAMENTO CA 95827

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 149
SACRAMENTO CA 95827

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 150
SACRAMENTO CA 95827

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 151
SACRAMENTO CA 95827

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 153
SACRAMENTO CA 95827

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 159
SACRAMENTO CA 95827

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 160
SACRAMENTO CA 95827

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 165
SACRAMENTO CA 95827

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 171
SACRAMENTO CA 95827

077-0020-040
PACSAC LLC
12100 WILSHIRE BLVD #1025
LOS ANGELES CA 90025

077-0020-048
OCCUPANT
10170 CROYDON WAY #A
SACRAMENTO CA 95827

077-0020-048
OCCUPANT
10170 CROYDON WAY #D
SACRAMENTO CA 95827

077-0020-048
OCCUPANT
10170 CROYDON WAY #G
SACRAMENTO CA 95827

077-0020-048
OCCUPANT
10170 CROYDON WAY #J
SACRAMENTO CA 95827

077-0020-048
OCCUPANT
10170 CROYDON WAY #M
SACRAMENTO CA 95827

077-0020-057
OCCUPANT
10060 MILLS STATION RD
SACRAMENTO CA 95827

077-0020-062
OCCUPANT
10054 MILLS STATION RD
SACRAMENTO CA 95827

ATTACHMENT 2

077-0020-078/0040-043
CITY OF RANCHO CORDOVA
2729 PROSPECT PARK DR
RANCHO CORDOVA CA 95670

077-0020-081
PENSCO TRUST COMPANY
301 UNIVERSITY AVE #100
SACRAMENTO CA 95825

077-0020-082
COUNTY OF SACRAMENTO
827 7TH ST
SACRAMENTO CA 95814

077-0020-084/0350-039
ETHAN CONRAD
1300 NATIONAL DR #100
SACRAMENTO CA 95834

077-0020-084
OCCUPANT
9946 MILLS STATION RD
SACRAMENTO CA 95827

077-0020-085
KOREAN PRESBYTERIAN CH SACTO
9924 MILLS STATION RD
SACRAMENTO CA 95827

077-0020-085
OCCUPANT
9944 MILLS STATION RD #A
SACRAMENTO CA 95827

077-0020-085
OCCUPANT
9944 MILLS STATION RD #B
SACRAMENTO CA 95827

077-0020-085
OCCUPANT
9944 MILLS STATION RD #C
SACRAMENTO CA 95827

077-0030-045
UNITED STATES OF AMERICA
MATHER FIELD RD
SACRAMENTO CA 95827

077-0270-020
F NHAN PHAN
3209 SAGEWOOD CT
SACRAMENTO CA 95827

077-0270-021
CHRISTOPHER DELL STEURER
3205 SAGEWOOD CT
SACRAMENTO CA 95827

077-0270-022
ELLEN KIM
3201 SAGEWOOD CT
SACRAMENTO CA 95827

077-0270-023,065/0280-053
SUNRISE HOMES
12344 FAIR OAKS BLVD
FAIR OAKS CA 95628

077-0270-024
ARBIN C & CHARMAINE O KUMAR
3390 OTTER CT
HAYWARD CA 94542

077-0270-024
OCCUPANT
3200 SAGEWOOD CT
SACRAMENTO CA 95827

077-0270-025
SUDESH KUMAR
3208 SAGEWOOD CT
SACRAMENTO CA 95827

077-0270-026
JILL L MYERS 2013 TRUST
3216 SAGEWOOD CT
SACRAMENTO CA 95827

077-0270-033
LYNN CARL AMACHER
3205 FIRESIDE WAY
SACRAMENTO CA 95827

077-0270-034
REBECCA D HARRIS 2014 REVOCABLE
TRUST
3201 FIRESIDE WAY
SACRAMENTO CA 95827

077-0280-001
ARTURO & MARIA M HERMOSILLO
3200 FIRESIDE WAY
SACRAMENTO CA 95827

077-0280-002
JAMES W & SANDRA L PETERSON
8267 WINDWOOD WAY
ELK GROVE CA 95758

077-0280-002
OCCUPANT
3204 FIRESIDE WAY
SACRAMENTO CA 95827

077-0280-003
MONICA C MCCAFFERTY
3210 FIRESIDE WAY
SACRAMENTO CA 95827

077-0280-006
CHANDRA & CHARLES MEIKLE
10209 COUNTRYSIDE WAY
SACRAMENTO CA 95827

077-0280-007
KATHLEEN M & ROY G SIMPSON
10205 COUNTRYSIDE WAY
SACRAMENTO CA 95827

077-0280-008
DUNG KIM NGUYEN
10201 COUNTRYSIDE WAY
SACRAMENTO CA 95827

077-0280-009
KARNAIL KRISHNA
10197 COUNTRYSIDE WAY
SACRAMENTO CA 95827

077-0350-001
SABBAGHIAN FAMILY TRUST
4513 GREENVIEW DR
EL DORADO HILL CA 95762

077-0350-001
OCCUPANT
10321 PLACER LN
SACRAMENTO CA 95827

ATTACHMENT 2

077-0350-002
RAMOS CIRCLE PROPERTIES LLC
3299 RAMOS CIR
SACRAMENTO CA 95827

077-0350-002
OCCUPANT
3295 RAMOS CIR
SACRAMENTO CA 95827

077-0350-005
SIM BLAKE
10569 OLD PLACERVILLE
SACRAMENTO CA 95827

077-0350-006
GRACE MISSION CHURCH OF
SACRAMENTO
10561 OLD PLACERVILLE RD
SACRAMENTO CA 95827

077-0350-006
OCCUPANT
10565 OLD PLACERVILLE RD
SACRAMENTO CA 95827

077-0350-007
HENRIKSEN FAMILY TRUST
3248 H ST
SACRAMENTO CA 95816

077-0350-007
OCCUPANT
10551 OLD PLACERVILLE RD
SACRAMENTO CA 95827

077-0350-010
LBL PIONEER 50 2006 LLC
PO BOX 15224
SACRAMENTO CA 95851

077-0350-010
OCCUPANT
3213 RAMOS CIR
SACRAMENTO CA 95827

077-0350-011
ALEXANDER J & NICHOLAS D ALEREZA
2660 HIGHLAND HILLS DR
EL DORADO HILL CA 95762

077-0350-011
OCCUPANT
3221 RAMOS CIR
SACRAMENTO CA 95827

077-0350-012
MISSN SACRAMENTO CHINMAYA
3231 RAMOS CIR #100
SACRAMENTO CA 95827

077-0350-012
OCCUPANT
3231 RAMOS CIR #200
SACRAMENTO CA 95827

077-0350-012
OCCUPANT
3231 RAMOS CIR #300
SACRAMENTO CA 95827

077-0350-015
JOHN B GILBERT IV REVOCABLE TRUST
50 HACIENDA CIR
ORINDA CA 94563

077-0350-015
OCCUPANT
3255 RAMOS CIR
SACRAMENTO CA 95827

077-0350-019
FABER FAMILY 2014 REVOCABLE TRUST
25851 COUNTY RD #95
DAVIS CA 95616

077-0350-019
OCCUPANT
3222 RAMOS CIR #A
SACRAMENTO CA 95827

077-0350-019
OCCUPANT
3222 RAMOS CIR #B
SACRAMENTO CA 95827

077-0350-020
ARMENIAN PENTECOSTAL CHURCH
3208 RAMOS CIR
SACRAMENTO CA 95827

077-0350-021
CALIFORNIA SOCIETY OF ENROLLED
AGENTS
3200 RAMOS CIR
SACRAMENTO CA 95827

077-0350-022
HOLLAND FAMILY TRUST
3336 SIERRA OAKS DR
SACRAMENTO CA 95864

077-0350-022
OCCUPANT
3284 RAMOS CIR
SACRAMENTO CA 95827

077-0350-023
LUCKY PIG LLC
3280 RAMOS CIR
SACRAMENTO CA 95827

077-0350-027
PHILLIPS FAMILY TRUST
2601 KNABE CT
CARMICHAEL CA 95608

077-0350-027
OCCUPANT
10304 PLACER LN #A
SACRAMENTO CA 95827

077-0350-027
OCCUPANT
10304 PLACER LN #B
SACRAMENTO CA 95827

077-0350-028
ILAN & KRISTIN FRANK
3265 RAMOS CIR
SACRAMENTO CA 95827

077-0350-029
MEYER HOLDINGS FAMILY LIMITED
PARTNERSHIP
3273 RAMOS CIR #100
SACRAMENTO CA 95827

077-0350-029
OCCUPANT
3273 RAMOS CIR #200
SACRAMENTO CA 95827

ATTACHMENT 2

077-0350-030
CALIFORNIA OPTOMETRIC CREDIT UNION
PO BOX 277637
SACRAMENTO CA 95827

077-0350-030
OCCUPANT
3279 RAMOS CIR
SACRAMENTO CA 95827

077-0350-031
CALIF PUBLIC DEFENDERS ASSOCIATION
10324 PLACER LN
SACRAMENTO CA 95827

077-0350-032
10308 PLACER LANE PARTNERSHIP
10308 PLACER LN #100
SACRAMENTO CA 95827

077-0350-032
OCCUPANT
10308 PLACER LN #200
SACRAMENTO CA 95827

077-0350-033
LANGFORD FAMILY TRUST
2740 FULTON AVE #100
SACRAMENTO CA 95821

077-0350-033
OCCUPANT
10320 PLACER LN
SACRAMENTO CA 95827

077-0350-034
PIONEER FIFTY BUSINESS CENTER
OWNERS ASSOCIATION
PO BOX 26265
SACRAMENTO CA 95827

077-0350-036
JACK & ROSEMARY JAIR
3291 RAMOS CIR
SACRAMENTO CA 95827

077-0350-036
OCCUPANT
3287 RAMOS CIR
SACRAMENTO CA 95827

077-0350-037
PIONEER FIFTY BUSINESS CENTER
OWNERS ASSOCIATION
5691 A POWER INN RD
SACRAMENTO CA 95824

077-0350-038
ALEXANDER J & NICHOLAS D ALEREZA
3239 RAMOS CIR
SACRAMENTO CA 95827

077-0350-039
OCCUPANT
3247 RAMOS CIR
SACRAMENTO CA 95827

077-0350-040
JTW PROPERTIES LLC
690 BONLEY CT
FOLSOM CA 95630

077-0350-040
OCCUPANT
3250 RAMOS CIR
SACRAMENTO CA 95827

077-0350-041
STEVENS SURVIVOR TRUST
PO BOX 85
FOREST KNOLLS CA 94933

077-0350-041
OCCUPANT
3246 RAMOS CIR #A
SACRAMENTO CA 95827

077-0350-041
OCCUPANT
3246 RAMOS CIR #B
SACRAMENTO CA 95827

077-0350-042
BPR PARTNERS GROUP GEN PARTNERSHIP
3230 RAMOS CIR
SACRAMENTO CA 95827

077-0350-043
PREMIER PROP GROUP LLC
2111 MOONSTONE CIR
EL DORADO HILL CA 95762

077-0350-043
OCCUPANT
3268 RAMOS CIR
SACRAMENTO CA 95827

077-0350-044
STEVEN A CAMPBELL
3663 GREENVIEW DR
EL DORADO HILL CA 95762

077-0350-044
OCCUPANT
3260 RAMOS CIR
SACRAMENTO CA 95827

077-0350-045
CSI RRB LLC
10301 PLACER LN #100
SACRAMENTO CA 95827

077-0350-046
MELANEY FAMILY REV TRUST
3130 HOPKINS PL
EL DORADO HILLS CA 95762

077-0350-046
OCCUPANT
3201 RAMOS CIR
SACRAMENTO CA 95827

816-0006-001-9000
CORDOVAN MOBILE ESTATES
10035 MILLS STATION RD #1
SACRAMENTO CA 95827

816-0006-004
PETER DAVID BOOTH
10035 MILLS STATION RD #4
SACRAMENTO CA 95827

816-0006-006
DEAN SCHOBURG
10035 MILLS STATION RD #6
SACRAMENTO CA 95827

816-0006-007
LILLIAN E SCHATZ
10035 MILLS STATION RD #7
SACRAMENTO CA 95827

ATTACHMENT 2

816-0006-008
FRIEDA SCHWERDTFEGER
10035 MILLS STATION RD #8
SACRAMENTO CA 95827

816-0006-010
TERI KIRKSEY-MILLER
10035 MILLS STATION RD #10
SACRAMENTO CA 95827

816-0006-012
BEVERLY F JANUSZKO
10035 MILLS STATION RD #12
SACRAMENTO CA 95827

816-0006-014-0001
NANCY CARRERA
10035 MILLS STATION RD #14
SACRAMENTO CA 95827

816-0006-015
RONALD L & IRENE M STEBBINS
10035 MILLS STATION RD #15
SACRAMENTO CA 95827

816-0006-018
PATTY L GENOA
10035 MILLS STATION RD #18
SACRAMENTO CA 95827

816-0006-024
DANIEL E PEREZ
10035 MILLS STATION RD #24
SACRAMENTO CA 95827

816-0006-025
KANDY NICODEMUS
10035 MILLS STATION RD #25
SACRAMENTO CA 95827

816-0006-026
RONALD D DALTON
10035 MILLS STATION RD #26
SACRAMENTO CA 95827

816-0006-027
LINDA WHEAT
10035 MILLS STATION RD #27
SACRAMENTO CA 95827

816-0006-029
BARBARA P FRANKLIN
10035 MILLS STATION RD #29
SACRAMENTO CA 95827

816-0006-030
PAULINE JINKS
10035 MILLS STATION RD #30
SACRAMENTO CA 95827

816-0006-031-0001
MELISSA LIM
10035 MILLS STATION RD #31
SACRAMENTO CA 95827

816-0006-033
RAEJEAN SMITH
9975 FLORIN RD
SACRAMENTO CA 95829

816-0006-033
OCCUPANT
10035 MILLS STATION RD# 33
SACRAMENTO CA 95827

816-0006-036
MARIO G & EVA L MAURICIO
10035 MILLS STATION RD #36
SACRAMENTO CA 95827

816-0006-038
MALINDA AGUILAR
10045 YOKON RIVER WAY
SACRAMENTO CA 95826

816-0006-038
OCCUPANT
10035 MILLS STATION RD# 38
SACRAMENTO CA 95827

816-0006-041
FRANCES M NITSCHMAN
10035 MILLS STATION RD #41
SACRAMENTO CA 95827

816-0006-042
SANDRA R FOSTER
10035 MILLS STATION RD #42
SACRAMENTO CA 95827

816-0006-043
CARMEN ENRIQUEZ & ELIOBARDO ORTIZ
10035 MILLS STATION RD #43
SACRAMENTO CA 95827

816-0006-044
ERIC JUSTIN SCHUH
10035 MILLS STATION RD #44
SACRAMENTO CA 95827

816-0006-047
CORDOVAN MOBILE ESTATES
10035 MILLS STATION RD #47
SACRAMENTO CA 95827

816-0006-048
VINCENTE CORTEZ
10035 MILLS STATION RD #48
SACRAMENTO CA 95827

816-0006-050-0001
CRAIG & SALLY BURDETTE
10035 MILLS STATION RD #50
SACRAMENTO CA 95827

816-0006-051
SAMAYA PERRAN
5961 RAYMOND WAY
SACRAMENTO CA 95820

816-0006-053-0001
OMAR SALDIVAR
10035 MILLS STATION RD #53
SACRAMENTO CA 95827

816-0006-058
CORDOVAN MOBILE ESTATES
10035 MILLS STATION RD #58
SACRAMENTO CA 95827

816-0006-061-0001
JAMES GLEAVES
212 W IRONWOOD DR
COEUR D ALENE ID 83814

816-0006-061-0001
OCCUPANT
10035 MILLS STATION RD# 61
SACRAMENTO CA 95827

ATTACHMENT 2

816-0006-064-0001
MELISSA K CABLE
PO BOX 2025
LOOMIS CA 95650

816-0006-064-0001
OCCUPANT
10035 MILLS STATION RD# 64
SACRAMENTO CA 95827

816-0006-066-0001
DOUG & PATTY DI LALLO
10035 MILLS STATION RD #66
SACRAMENTO CA 95827

816-0006-067
ANDREW R OLIVERA
10035 MILLS STATION RD #67
SACRAMENTO CA 95827

816-0006-068
DALE W CALLAGHAN
10035 MILLS STATION RD #68
SACRAMENTO CA 95827

816-0006-074
ANDREW M LOPEZ
10035 MILLS STATION RD #74
SACRAMENTO CA 95827

816-0006-077
ILA R MCGEE
10035 MILLS STATION RD #77
SACRAMENTO CA 95827

816-0006-084
HECTOR HERRERA LOPEZ
10035 MILLS STATION RD #84
SACRAMENTO CA 95827

816-0006-085
MARTHA VEGA
10035 MILLS STATION RD #85
SACRAMENTO CA 95827

816-0006-090
TYLER EDWARD LAIDLER
10035 MILLS STATION RD #90
SACRAMENTO CA 95827

816-0006-094
ELIZABETH J HOWE
10035 MILLS STATION RD #94
SACRAMENTO CA 95827

816-0006-096
PAUL FISHER
10035 MILLS STATION RD #96
SACRAMENTO CA 95827

816-0006-099
JOSE TRUJILLO
2701 50TH AVE
SACRAMENTO CA 95822

816-0006-099
OCCUPANT
10035 MILLS STATION RD# 99
SACRAMENTO CA 95827

816-0006-101-0001
DANIEL L MARTIN
10035 MILLS STATION RD# 101
SACRAMENTO CA 95827

816-0006-102-0001
BYRON A RUDROW
10035 MILLS STATION RD #102
SACRAMENTO CA 95827

816-0006-103-0002
MARILYN G & RICHARD C NELSON
10035 MILLS STATION RD #103
SACRAMENTO CA 95670

816-0006-104-0001
VANESSA A NELSON
10035 MILLS STATION RD #104
SACRAMENTO CA 95827

816-0006-105
MATTHEW COSTELLO
10035 MILLS STATION RD #105
SACRAMENTO CA 85827

816-0006-106-0001
WILLIAM H & DIANA PARKER
10035 MILLS STATION RD #106
SACRAMENTO CA 95827

816-0006-108
GARY WALKER
10035 MILLS STATION RD #108
SACRAMENTO CA 95827

816-0006-112-0001
KERRY BOSSOM
10035 MILLS STATION RD #112
SACRAMENTO CA 95827

816-0006-113
ANA MARIA AMEZQUITA
10035 MILLS STATION RD #113
SACRAMENTO CA 95827

816-0006-115
CORDOVAN MOBILE ESTATES
10035 MILLS STATION RD #115
SACRAMENTO CA 95827

816-0006-116-0001
CORDOVAN MOBILE HOME ESTATES
10035 MILLS STATION RD #116
SACRAMENTO CA 95827

816-0006-117
MARIO GARCIA
10035 MILLS STATION RD #117
SACRAMENTO CA 95827

816-0006-119
ROSS F DONNER
10035 MILLS STATION RD #119
SACRAMENTO CA 95827

816-0006-124
CLARENCE B & MARY B SIMPSON
10035 MILLS STATION RD #124
SACRAMENTO CA 95827

816-0006-127
ROBERT W & VIOLET E KAY
10035 MILLS STATION RD #127
SACRAMENTO CA 95827

816-0006-128
KEARNA MOEN
10035 MILLS STATION RD #128
SACRAMENTO CA 95827

ATTACHMENT 2

816-0006-130
SARATOGA PROPERTIES
5339 PROSPECT RD #417
SAN JOSE CA 95129

816-0006-130
OCCUPANT
10035 MILLS STATION RD# 130
SACRAMENTO CA 95827

816-0006-131-1001
CORDOVAN MOBILE ESTATES
10035 MILLS STATION RD #131
SACRAMENTO CA 95827

816-0006-132
KAROLINA T NICKLES
10035 MILLS STATION RD #132
SACRAMENTO CA 95827

816-0006-133-0001
IRIS E & CLARENCE E TAYLOR
10035 MILLS STATION RD #133
SACRAMENTO CA 95827

816-0006-135
NICOLE M ROSS
10035 MILLS STATION RD #135
SACRAMENTO CA 95827

816-0006-136
KITTY A TORDA
10035 MILLS STATION RD #136
SACRAMENTO CA 95827

816-0006-137-0001
PATRICIA MARTIN
10035 MILLS STATION RD #137
SACRAMENTO CA 95827

816-0006-139
FRANK JAMES PIERCE
10035 MILLS STATION RD #139
SACRAMENTO CA 95827

816-0006-140
ALZENIA PRICE
10035 MILLS STATION RD #140
SACRAMENTO CA 95827

816-0006-141
RUTH A BARNES
10035 MILLS STATION RD #141
SACRAMENTO CA 95827

816-0006-145
ANNA EDWARDS
10035 MILLS STATION RD #145
SACRAMENTO CA 95827

816-0006-152
DARRELL R PARSCALE
10035 MILLS STATION RD #152
SACRAMENTO CA 95827

816-0006-154
CORDOVAN MOBILE ESTATES
10035 MILLS STATION RD #154
SACRAMENTO CA 95827

816-0006-155
JAMES J & CONNIE WARD
10035 MILLS STATION RD #155
SACRAMENTO CA 95827

816-0006-156
LAURA M SHARP
10035 MILLS STATION RD #156
SACRAMENTO CA 95827

816-0006-157
DOLORES ARLENE WINTER
2215 ARCTIC CIR
MEDFORD OR 97504

816-0006-157
OCCUPANT
10035 MILLS STATION RD# 157
SACRAMENTO CA 95827

816-0006-158
MACK R MCKENDREE
10035 MILLS STATION RD #158
SACRAMENTO CA 95827

816-0006-161
NATHAN & KATHLEEN DENI
10035 MILLS STATION RD #161
SACRAMENTO CA 95827

816-0006-164
SUANNE L BLEDSOE
10035 MILLS STATION RD #164
SACRAMENTO CA 95827

816-0006-167
DENNIS & PATRICIA BASKETT
10035 MILLS STATION RD #167
SACRAMENTO CA 95827

816-0006-169
CORDOVAN MOBILE ESTATES
10035 MILLS STATION RD #169
SACRAMENTO CA 95827

816-0006-170
HIRMA & ADRIAN PONCE
PO BOX 276396
SACRAMENTO CA 95827

816-0006-170
OCCUPANT
10035 MILLS STATION RD# 170
SACRAMENTO CA 95827

816-0006-173
MARK S BLUST
10035 MILLS STATION RD #173
SACRAMENTO CA 95827

816-0006-174-0001
JUSTIN MATTHEW MAYER
10035 MILLS STATION RD #174
SACRAMENTO CA 95827

816-0006-176
THEODORE ALLAN & EVA P ROBERTS
10035 MILLS STATION RD #176
SACRAMENTO CA 95827

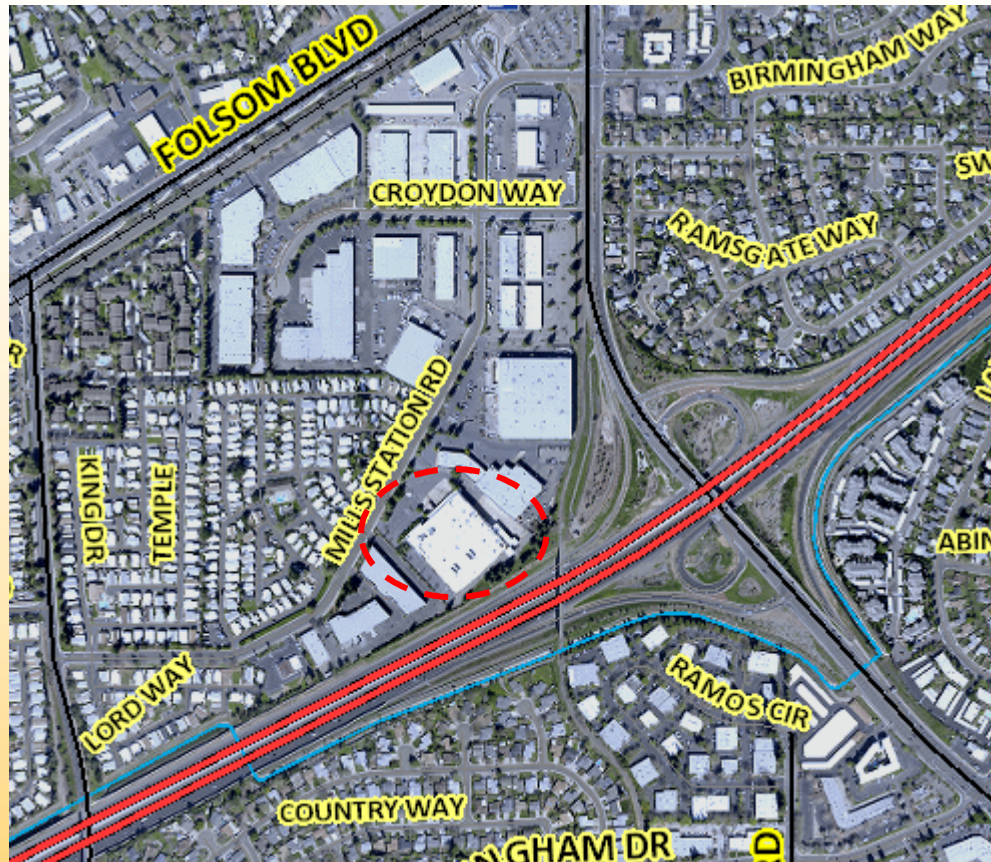
816-0006-177
CORDOVAN MOBILE HOMES ESTATES
10035 MILLS STATION RD #177
SACRAMENTO CA 95827

Mills Station Self Storage

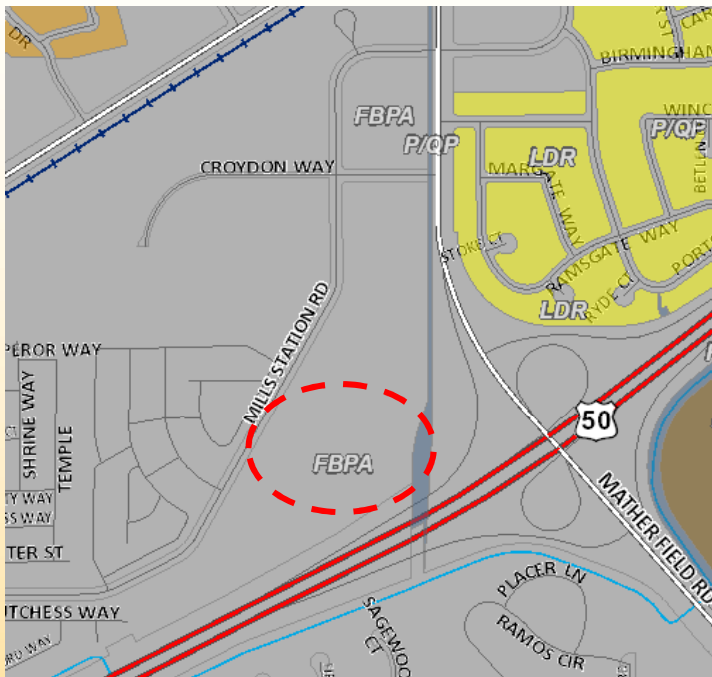
Project No. DD9660

Rancho Cordova City Council
June Cowles, Senior Planner
October 17, 2016

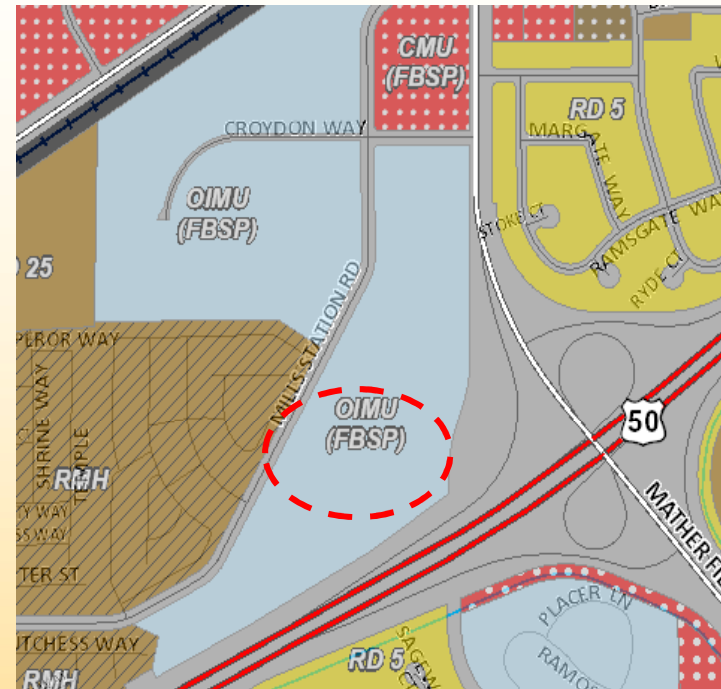
Site Location



General Plan and Zoning Map for Project Site



General Plan



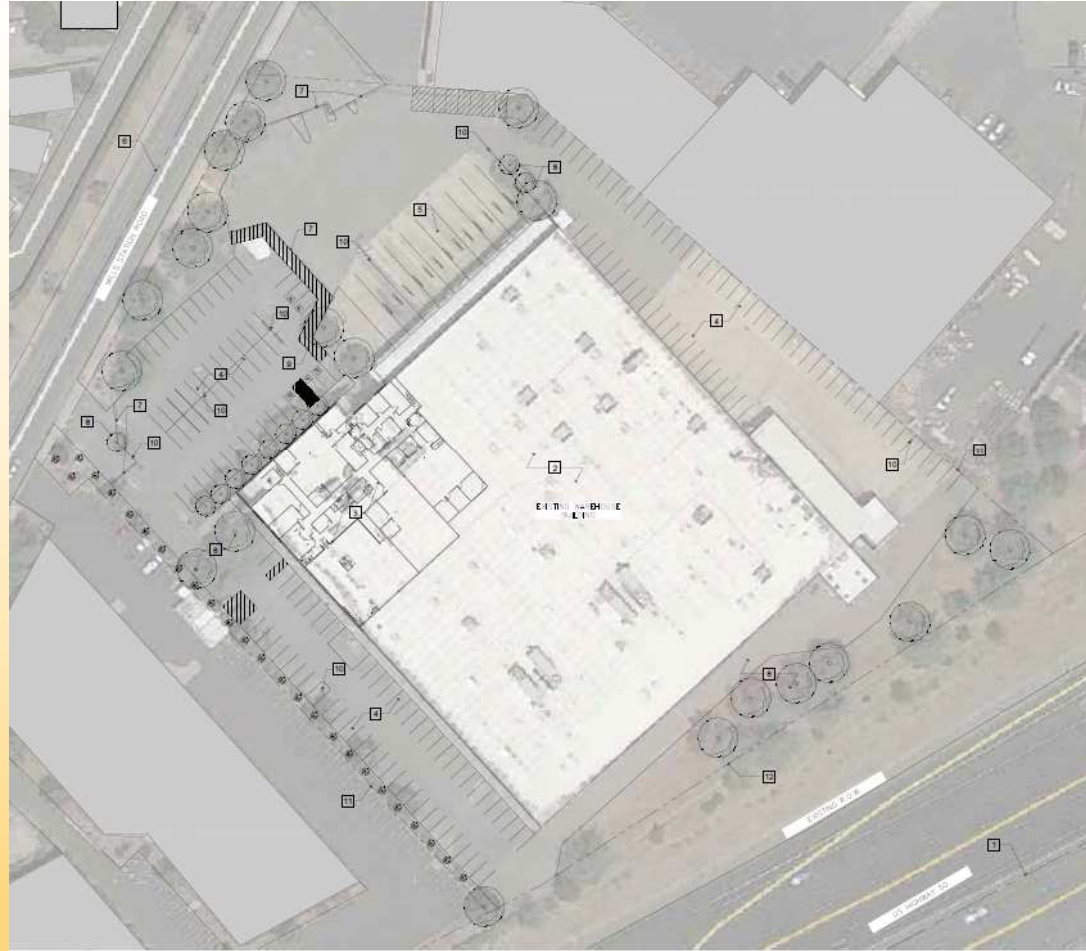
Zoning Map

Project Request

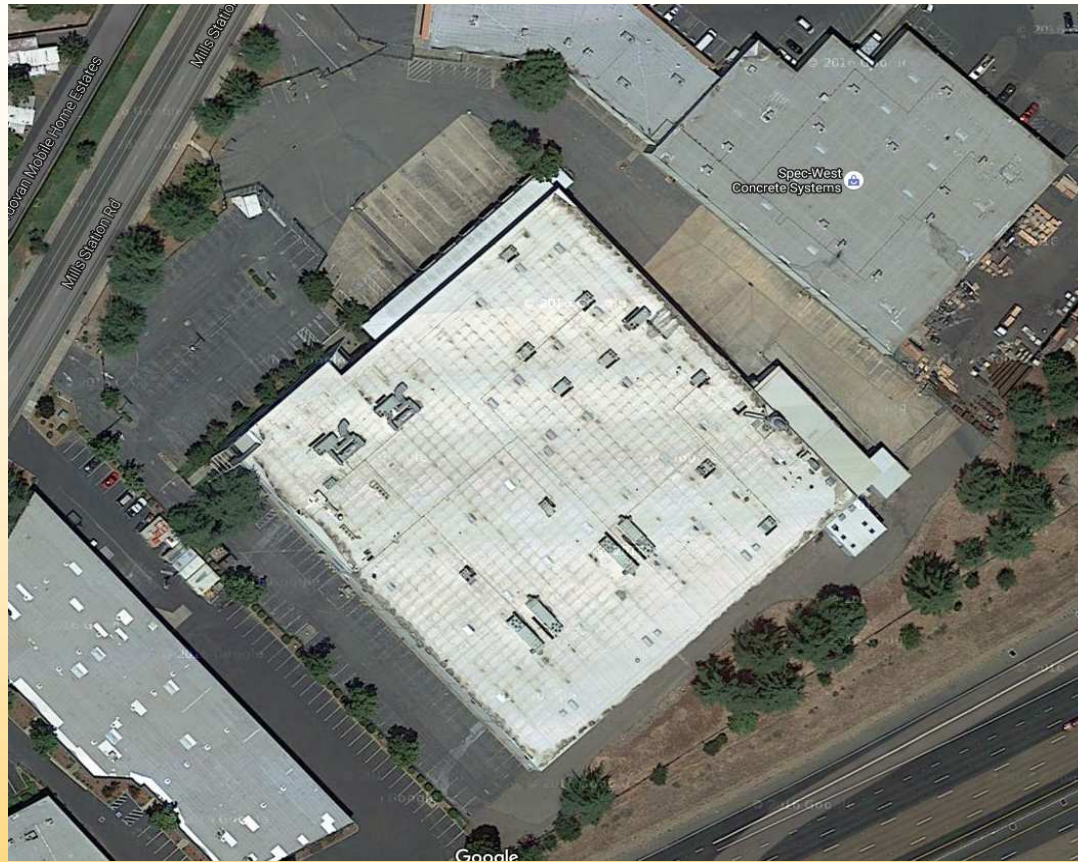
1. Mills Station Self Storage project includes the following:

- a) Conditional Use Permit for a self-storage facility use and outdoor Recreational Vehicle (RV) storage parking.
- b) Renovation of the 127,030 square-foot existing building located at 9950 Mills Station Road.

Existing Site Plan



Existing Aerial and Elevations



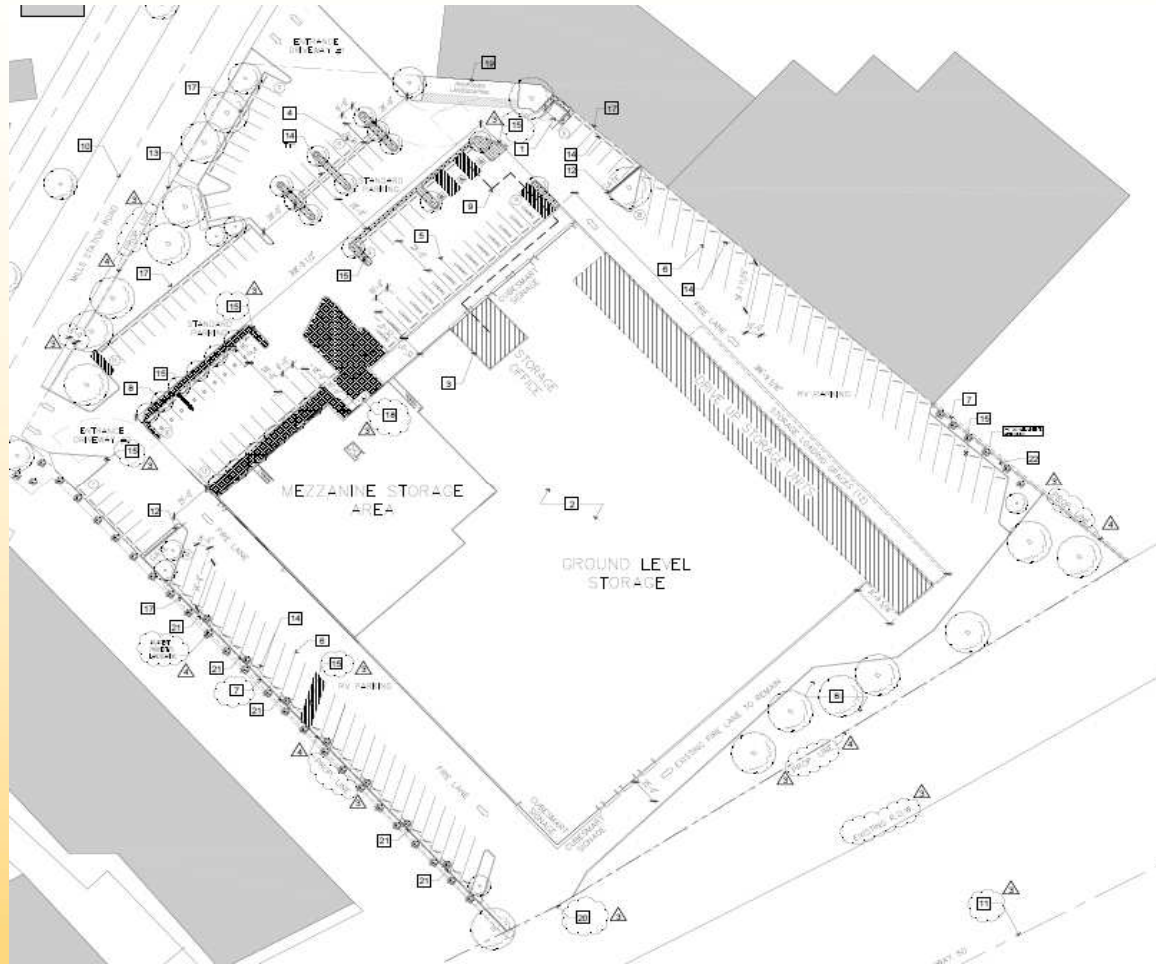




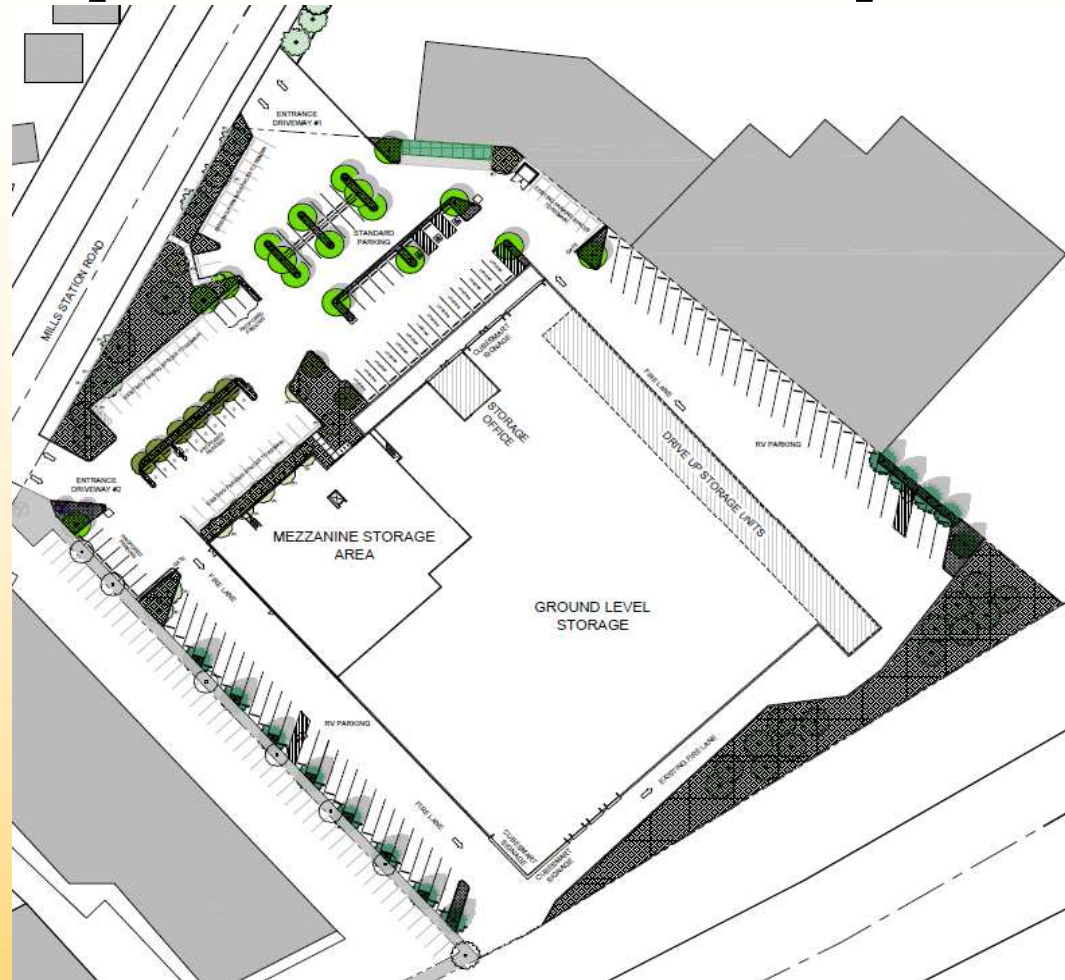
Proposed Site Plan and Renovation includes the following:

- Reconfigure a portion of the parking
- Recreational Vehicle (RV) storage parking along both sides of the building
- 6 foot wall high wall with landscaping along the RV storage area
- Renovation of the existing building to a Modern Architecture Design that includes architecture enhancements to the front elevation and eliminating all the dock loading doors located on the front elevation
- Relocating roll-up doors to the side elevation.

Proposed Site Plan



Proposed Landscape Plan



View from U.S. Hwy 50



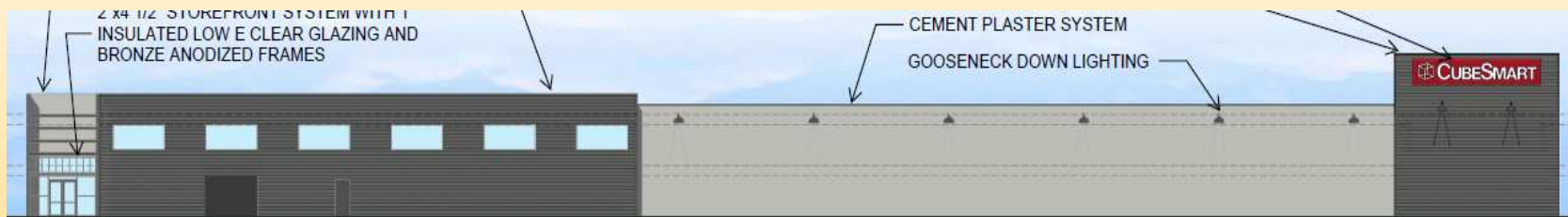
View from U.S. Hwy 50 towards the Western property line



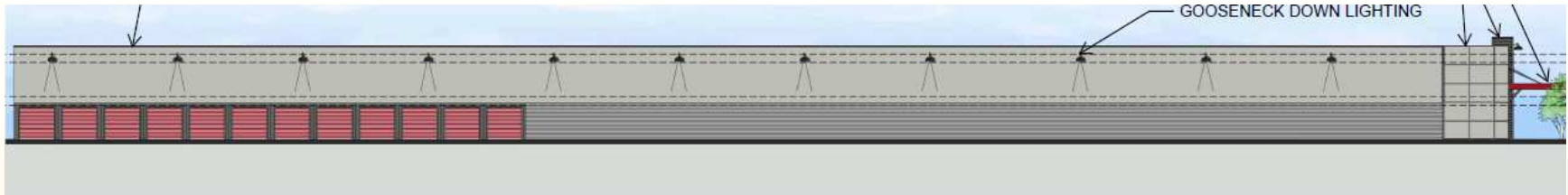
Proposed Elevations



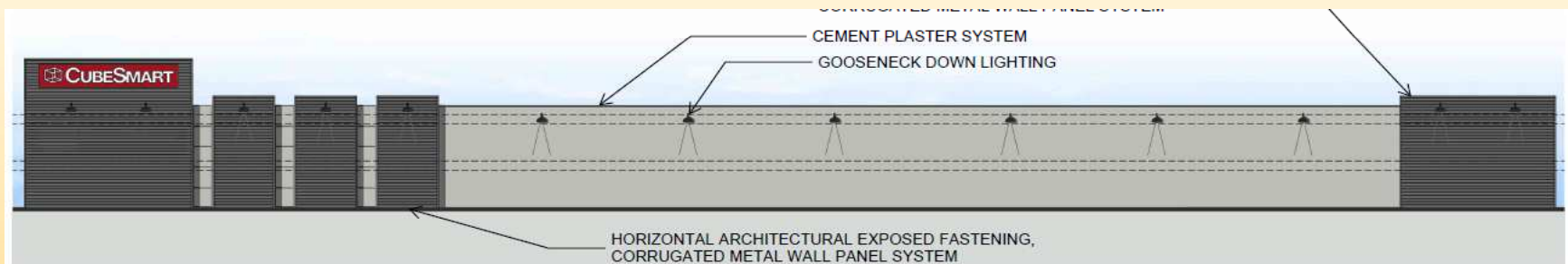
NORTH ELEVATION (MILLS STATIONS RD)



WEST ELEVATION (WEST PROPERTY LINE)



EAST ELEVATION (EAST PROPERTY LINE)



SOUTH ELEVATION (US HWY 50)

Recommended Motions

- “I move that City Council determines that the project to be in compliance with the California Environmental Quality Act (CEQA) as exempt pursuant to CEQA Guidelines Section 15301 (existing facilities);
- Adopt Resolution No. 127-2016 for the Conditional Use Permit and Major Design Review Permit for the Mills Station Self Storage DD9660, subject to the findings, Project Plans (**Exhibit A**) and Conditions of Approval (**Exhibit B**).

Questions

MEMORANDUM

DATE: October 17, 2016
TO: Honorable Mayor and Council Members
FROM: Adam U. Lindgren, City Attorney
SUBJECT: UPDATE ON COMMUNITY PROSECUTOR.



RECOMMENDATION

Accept update on Community Prosecutor from City Attorney.

RESULT OF RECOMMENDED ACTION

Council will receive update on Community Prosecutor from City Attorney.

BACKGROUND

The Sacramento County District Attorney's Office operates a Community Prosecutor Program. Through that Program, the District Attorney's Office is able to provide prosecutors to various areas of the County to focus on significant legal issues in that geographic area and provide a long-term proactive partnership between prosecutors, law enforcement, cities and private organizations that works to resolve those legal issues.

On July 5, 2016, the City executed a Memorandum of Understanding ("MOU") with the Sacramento County District Attorney's Office. That MOU created a Community Prosecutor position that would be shared between the County and the City. It also established the scope of services that would be provided by the Community Prosecutor assigned to the City. As a result of that MOU, the City has been assigned Ms. Shauna Franklin as our Community Prosecutor. Ms. Franklin has worked in the District Attorney's Office as a Deputy District Attorney for many years and is an experienced and successful prosecutor.

Although Ms. Franklin has only been working as a Community Prosecutor since July, she has already attended numerous community meetings and organized outreach events, including youth programs. She is also working very closely with the City Departments on various nuisance properties and has re-organized the Nuisance Response Team, which brings together various agencies to discuss problem properties in the community. She is also implementing the District Attorney's Chronic Nuisance Offender Program in the City. The Chronic Nuisance Offender Program is a status-neutral approach to dealing with people who have a minimum of ten arrests, for specific violations, within a twelve month period.

FISCAL IMPACT

None.

2718736.1

MEMORANDUM

DATE: October 17, 2016

TO: Honorable Mayor and Council Members

FROM: Aaron Busch, Community Development Director

SUBJECT: **STATUS UPDATE REGARDING THE SOUTH SACRAMENTO HABITAT CONSERVATION PLAN (SSHCP), AND THE APPROVAL OF A JOINT EXERCISE OF POWERS AGREEMENT WHICH CREATES THE SOUTH SACRAMENTO CONSERVATION AGENCY (SSCA).**



RECOMMENDATION

Staff recommends that the City Council receive an update on the preparation of the South Sacramento Habitat Conservation Plan (SSHCP) and; approve Resolution No. 125-2016 to authorize the execution of a Joint Exercise of Powers Agreement creating the South Sacramento Conservation Agency (SSCA).

BACKGROUND

This report provides a brief status update on the South Sacramento Habitat Conservation Plan (SSHCP) and also requests the City Council approve the attached Joint Exercise of Powers Agreement (Agreement) creating the South Sacramento Conservation Agency (Agency). The Agreement is between the County of Sacramento, the City of Rancho Cordova, and the City of Galt. The purpose of the Agreement is to formalize the cooperative working relationship among each of the aforementioned jurisdictions to efficiently and effectively implement the SSHCP. The Agency is primarily responsible for implementing the SSHCP preserve system; the establishment and modification of fees; approval of the Agency's annual report; approval of the Agency's annual budget, and hiring of the Executive Director. The Agency shall have all of the powers granted to joint powers authorities in Articles 1, 2 and 4 of the JPA Act, with the exception of the power of eminent domain, which is prohibited by the SSHCP to be used to create the preserve system. All land transactions shall be on a willing seller basis.

The SSHCP is a regional effort that will provide development and infrastructure projects with streamlined, predictable federal and state permitting processes while creating a preserve system to protect habitat, open space, and agricultural lands. An approved SSHCP allows project proponents within the Plan area to simplify and expedite the state and federal endangered species permitting process. Creation of the South Sacramento Conservation Agency is a step towards implementing the pending SSHCP and facilitating expedited state and federal endangered species permitting process for both public and private projects.

DISCUSSION

SSHCP Status Update

Significant progress has been made towards finalizing the SSHCP and associated documents. Major achievements over the past several years include negotiation of an overall preserve strategy with the help of several major developers seeking urban uses and the key regulatory agencies, agreement on a 50-year permit term, progress towards the long-desired integration of 404 wetlands permitting into the HCP, and a significant commitment by the multiple Federal and State agencies to support completion and adoption of the Plan through staffing, grant funding and Agency management support.

With regard to status, the following describes the state of key components of the overall package:

- SSHCP: The Final Draft SSHCP (the Plan document itself) has undergone peer review by key agency staff within the US Fish and Wildlife Service (USFWS) and is now complete.
- Aquatic Resources Plan (ARP): The Final Draft Aquatic Resources Plan (ARP) (that addresses the 404 wetlands permitting integration) is finished and has been reviewed by the US Army Corps of Engineers (USACE).
- Aquatic Resources Protection Ordinance: The final draft Aquatic Resources Protection Ordinance was also sent to the USACE along with the ARP.
- Implementing Agreement: The Final Draft Implementing Agreement that will accompany the SSHCP has been reviewed by the USFWS.
- The Environmental Impact Report (EIR) and Environmental Impact Statement (EIS): The Draft EIR/EIS is undergoing final review by key staff within the co-lead agencies, US Fish and Wildlife Service (USFWS) for NEPA compliance and the County of Sacramento for CEQA compliance.

Given the current progress on the above documents, staff anticipates submitting the complete permit application package and all SSHCP documents to Region 8 of the USFWS by early-fall. This could then see the publication of the SSHCP package in the Federal Register and State Clearinghouse by late-fall 2016. Following a 90 day public review and outreach process, final documents will be prepared. Staff believes that we will be able to begin implementation of the SSHCP by January/February of 2018.

Agreement Creating the South Sacramento Conservation Agency

The purpose of the South Sacramento Conservation Agency is to oversee implementation of the SSHCP including the acquisition of land or easements to form the SSHCP preserve system; implementation of proposals for restoration of species habitat and aquatic resources; formation of management and monitoring plans to maintain the preserve system; and ensuring compliance with the conditions of the SSHCP and associated permits. In addition, the Agency is responsible for the establishment and modification of fees; approval of the Agency's annual report; and approval of the Agency's annual budget. Review of project development

applications for issuance of Endangered Species Act (ESA) and Clean Water Act (CWA) permits under the SSHCP will be conducted by staff from the local jurisdiction that has land use authority over the development application and not by Agency staff. Staff requests that the Board form the Agency now to ensure a seamless transition from the SSHCP planning phase to the implementation phase and to meet commitments outlined in the SSHCP, that are necessary to receive State and Federal Incidental Take Permits.

The Joint Exercise of Powers Agreement that will form the Agency will be executed by the City of Rancho Cordova, County of Sacramento, and City of Galt. Possible governance structures for operating this SSHCP Implementing Entity were reviewed extensively with a Leadership Committee that included representatives from the Plan Partners, County Executive's Office, Rancho Cordova City Manager's Office, Galt City Manager's Office, the Southeast Connector JPA and Sacramento Regional County Sanitation District (SRCSD). Several governance structures were examined. The Committee recommended the Joint Powers Authority as the preferred governance structure, due to the need to levy land-use related fees for mitigation purposes, which can only be accomplished by the three land use jurisdictions. This governance structure was reviewed with officials from each jurisdiction participating in the SSHCP.

The Agency is a distinct entity from its member authorities. The Agency is composed of a JPA Governing Board (JPA Board), an Implementation Committee, and an Executive Director and staff to manage day-to-day implementation of the Plan.

JPA Board Composition and Duties

The JPA Board will be composed of three elected officials from the County, two from the City of Rancho Cordova, and one from the City of Galt, for a total of six members. The JPA Board may delegate its authority to administer the Plan to the Implementation Committee or to the Executive Director. However, the following responsibilities cannot be delegated to others:

- Establishment or modification of fees,
- Hiring of the Executive Director,
- Approval of the Implementing Entity's annual budget and annual report, and
- The resolution of disputes among Plan Permittees regarding implementation of the Plan or disputes with third-party project proponents.

The JPA Board will also act as the appeal authority for any challenges to decisions made by the Implementation Committee or Executive Director. Except for the ability to exercise the eminent domain power, the Agency shall have all of the powers granted to joint powers authorities in Articles 1, 2 and 4 of the JPA Act, and all of the additional rights and powers that are common to all of the Parties, express or implied, that are necessary or convenient to fulfill its purposes and the intent of the Agreement. It is anticipated that the JPA Board will meet once or twice a year.

Agency Staffing

The JPA Board will ensure that qualified staffing is retained at an appropriate level to accomplish all of the Agency's responsibilities and duties. Resources may include staff hired directly by the Agency on an as-needed basis; staff contracted via the partner jurisdictions, private consultants or assistance from nonprofit organizations.

In the initial phase of establishing the Agency, the Governing Board will appoint an interim Executive Director to oversee implementation of the SSHCP. In addition it will be necessary to appoint a Program Manager. An administrative assistant will also provide part-time administrative support during the interim start-up phase. Staff anticipates that the current contract joint project manager will fill the role of the Executive Director, a County Water Resources staff person currently assigned to the SSHCP would be the Program Manager and administrative assistance would come from current administrative staff in Sacramento County's Department of Community Development. Other services in the initial phase such as occasional legal, accounting, and database management will be required and will be provided by current County staff or through contract support. It may also be desirable to retain outside Counsel to assist with legal matters unique to implementation of Habitat Conservation Plans. The Agency will contract for services on an as needed basis. Existing County offices will be used initially for the start-up phase of the agency. Following the first year of operation, it is expected that an independent office will be established.

Costs

The federal Endangered Species Act (ESA) requires that the implementers of Habitat Conservation Plans provide assurances that their Plans will be adequately funded in perpetuity. The SSHCP cost analysis relies on a detailed financial spreadsheet model to track costs and funding requirements associated with SSHCP implementation. The model assesses SSHCP conservation requirements and generates a set of cost estimates. Based on the anticipated cost to implement the Plan, the model estimates funding requirements and the required level of the development fees that will be imposed on projects to meet these funding requirements.

The SSHCP cost analysis relies on many data sources. Key steps taken were as follows:

1. The analysis of SSHCP costs considered a hypothetical "Preferred SSHCP Preserve System" that indicated the approximate location and SSHCP land cover types that could be acquired by the SSHCP.
2. A land valuation exercise identified estimated per-acre land costs based on the location and SSHCP land cover types anticipated for acquisition.
3. A review of cost assumptions for habitat re-establishment/establishment, management, monitoring, and other costs yielded additional cost estimates by SSHCP land cover type.
4. Costs were aggregated to identify the total funding needed for implementation of the SSHCP Preserve System.
5. Development fees were derived by determining the total cost of mitigation per acre impacted by Covered Activities for each SSHCP land cover type.

Generally, estimates were informed by literature reviews, independent research, and input from land managers experienced with habitat preservation and habitat re-establishment/establishment in Northern California, as well as a review of cost models in similar "regional" habitat conservation plans that have already been permitted by the USFWS. Shortly after Plan implementation begins and actual cost data are available, the Implementing Entity will compare the cost assumptions made in this economic analysis with the cost of implementing the SSHCP. If actual costs of Plan implementation are inconsistent with the economic analysis, development fees will be adjusted to bring the development fees in line with the observed cost of

implementing the SSHCP. Cost reviews will occur on an annual basis and development fees will be adjusted for inflation. In addition to annual development fee adjustments, the SSHCP will conduct periodic comprehensive reviews of the SSHCP funding program and development fees to ensure that the development fees generated by projects are adequately covering Plan implementation costs.

The Plan Permittees are obligated to continue to protect, manage, and maintain the Preserve System after the end of the 50-year permit period. As such, the development fees include a contribution to a non-wasting endowment fund designed to generate sufficient interest to cover the ongoing annual costs beyond the 50-year permit term. The endowment needs are based on estimates of the long-term average real interest rate. The periodic audits of the funding program will review the accrual of the endowment and the long-term interest rates and determine if any adjustments are required.

Funding provided by interest on the endowment is expected to fully fund post-permit costs. Any shortfalls in the endowment during the Permit Term will be identified by a comprehensive development fee audit to be completed at least every 3 years for the first 15 years and at least every 5 years thereafter. If the endowment is not growing fast enough to reach its target size, then the endowment fee portion of the development fees will be increased to make up the shortfall. With these built-in safeguards in the endowment, post-permit funding is expected to be adequate to fully offset post-permit costs of management and monitoring

The SSHCP funding program is designed so that mitigation-based funding sources will meet all expected costs of the Plan. It is acknowledged that future costs of conservation are difficult to predict. Therefore, the SSHCP development fee adjustment program will be used to address any funding shortfalls, which help ensure funding adequacy over the Permit Term and in perpetuity. In addition a contingency fund will be maintained to address any unexpected funding shortfalls, associated primarily with higher-than-expected land management and monitoring costs.

Short-Term Costs

The Agency is to be funded by developer fees and will not be dependent on County or City operating budgets for funding. There will however, be a short period when the Agency becomes operational and fees have yet to be collected. Staff anticipates that the first two years of Agency operation will need to be funded by the County and Cities. The first year of operation, fiscal year 2016/17, will be funded per an already established funding Memorandum of Agreement (MOA) that was approved by the Council on February 16, 2016. Funding from that MOA will cover the costs to employ an interim executive director, the program manager and legal counsel for a total cost of \$507,000. Administrative and GIS/database support costs will be covered by Sacramento County. The second year operating budget for fiscal year 2017/18 will include funding for an interim executive director, program manager, part-time administrative support and if needed, outside counsel, accounting, real-estate, preserve management, and GIS/database support. Funding needed for Fiscal Year 2017/18 will be specified in a funding plan to be adopted by the Agency's Board. After the second year of operation it is anticipated that enough developer fees will have been collected to fully fund ongoing operation of the Agency and no additional contributions will be required by the County or Cities.

FISCAL IMPACT

Funding to operate the Agency in Fiscal Year 2016/17 is anticipated to be \$507,000 and is provided via an existing Memorandum of Agreement (MOA) that was approved by the Council on February 16, 2016. It is anticipated that funding from the City, Sacramento County and City of Galt will be required to operate the Agency in Fiscal Year 2017/18. Funding needed for Fiscal Year 2017/18 will be specified in a funding plan to be adopted by the Agency's Board. It is anticipated that funding beyond Fiscal Year 2017/18 will be secured through development fees paid by project applicants that use the SSHCP and by the establishment of non-wasting endowments to fund the Agency in perpetuity.

ATTACHMENTS

1. Resolution No. 125-2016, including Joint Powers Agreement (**Exhibit A**).
2. PowerPoint Presentation.

ATTACHMENT 1

CITY OF RANCHO CORDOVA

RESOLUTION NO. 125-2016

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AUTHORIZING THE CITY MANAGER TO EXECUTE A JOINT EXERCISE OF POWERS
AGREEMENT CREATING THE SOUTH SACRAMENTO CONSERVATION AGENCY**

WHEREAS, the City has been engaged in a lengthy process with other public entities duly organized and existing under the laws of the State of California, including the County of Sacramento, City of Galt, Capital Southeast Connector JPA, and the Sacramento County Water Agency, to develop a habitat conservation plan entitled the "South Sacramento Habitat Conservation Plan" (Habitat Plan); and

WHEREAS, the purposes of the Habitat Plan includes the long-term protection of ecosystems and biodiversity within the geographic area covered by the Habitat Plan, and the provision of incidental take authorization pursuant to the Federal Endangered Species Act and the California Endangered Species Act for certain covered activities, including local land use and public agency infrastructure activities; and

WHEREAS, the Habitat Plan and that certain agreement entitled the "South Sacramento Habitat Conservation Plan Implementing Agreement" identify certain duties and obligations that must be fulfilled, in whole or in part, by an implementing entity.

WHEREAS, the Plan Permittees have a common interest in creating such an Implementing Entity, which shall be the Agency created hereby; and

WHEREAS, the Joint Exercise of Powers Act, Government Code section 6500 *et seq.*, authorizes governmental entities to create a joint exercise of powers entity that has the power to jointly exercise any powers common to all Parties of the agreement, and it has been determined that establishing a joint powers agency to fulfill the obligations of the Implementing Entity would benefit the County;

NOW, THEREFORE, BE IT RESOLVED that the City Manager as directed by the City Council is hereby authorized to execute the Joint Exercise of Powers Agreement creating the South Sacramento Conservation Agency.

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

AYES:

NOES:

ABSENT:

ABSTAIN:

David M. Sander, Mayor

ATTEST:

Mindy Cuppy, MMC, City Clerk

EXHIBIT A
CONTRACT NO. 154-2016

JOINT EXERCISE OF POWERS AGREEMENT
CREATING THE SOUTH SACRAMENTO CONSERVATION AGENCY

[_____, 2016]

EXHIBIT A
CONTRACT NO. 154-2016

**SOUTH SACRAMENTO CONSERVATION AGENCY
JOINT EXERCISE OF POWERS AGREEMENT**

This Joint Exercise of Powers Agreement ("Agreement") is entered into by and among the County of Sacramento, a political subdivision of the State of California (the "County"), the City of Rancho Cordova, a municipal corporation duly organized and existing under the laws of the State of California ("Rancho Cordova"), and the City of Galt, a municipal corporation duly organized and existing under the laws of the State of California ("Galt"). The parties may be referred to collectively as the "Parties" and individually as a "Party" in this Agreement.

RECITALS

A. The Parties have been engaged in a lengthy process with other public entities duly organized and existing under the laws of the State of California, including the Capital Southeast Connector JPA ("Connector JPA"), and the Sacramento County Water Agency ("Water Agency"), to develop a habitat conservation plan entitled the "South Sacramento Habitat Conservation Plan" ("Habitat Plan"). The Parties and the Connector JPA, and the Water Agency are collectively referred to in this Agreement as the "Plan Permittees".

B. The purposes of the Habitat Plan includes the long-term protection of ecosystems and biodiversity within the geographic area covered by the Habitat Plan, and the provision of incidental take authorization pursuant to the Federal Endangered Species Act and the California Endangered Species Act for certain covered activities, including local land use and public agency infrastructure activities.

C. The Habitat Plan and that certain agreement entitled the "South Sacramento Habitat Conservation Plan Implementing Agreement" ("Implementing Agreement") identify certain duties and obligations that must be fulfilled, in whole or in part, by an implementing entity (the "Implementing Entity"). Therefore, the Plan Permittees have a common interest in creating such an Implementing Entity, which shall be the Agency created hereby.

D. The Joint Exercise of Powers Act ("JPA Act"), Government Code section 6500 *et seq.*, authorizes the Parties to create a joint exercise of powers entity that has the power to jointly exercise any powers common to the Parties, and it has been determined that establishing a joint powers agency to fulfill the obligations of the Implementing Entity is to their mutual advantage and would benefit all of the Plan Permittees.

E. The JPA Act provides that a joint powers agency may only exercise those powers that are common to all Parties. The ability to establish mitigation fees for development projects within the Habitat Plan Study Area is a critical and necessary component of ensuring that there is sufficient funding for Habitat Plan implementation activities. Accordingly, as provided in the Implementing Agreement, one of the primary functions of the Implementing Entity is to establish mitigation fees. Since the County, Rancho Cordova and Galt are the only entities that have the authority to adopt mitigation fees for development projects pursuant to the Mitigation Fee Act, Government Code section 66000 *et seq.* (the "Mitigation Fee Act"), only the County, Rancho Cordova and Galt are Parties to this Agreement.

F. Each Party is a public agency as defined in Government Code section 6500. In addition to other powers that are common to the Parties, each Party has the power to undertake

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and perform all of the duties and obligations that are to be fulfilled by the Implementing Entity pursuant to the Habitat Plan, Implementing Agreement and this Agreement.

G. It is the intent of the Parties that the Agency shall be solely liable for any and all claims, demands, damages, costs, expenses or liability arising out of, related to, or in connection with, this Agreement or any Habitat Plan implementation activities undertaken by or under the direction of the Agency, and that the Plan Permittees shall have no such liability.

NOW, THEREFORE, the Parties, for and in consideration of the foregoing Recitals and the mutual promises and agreements herein contained, agree as follows:

1. DEFINITIONS

Unless the context otherwise requires, the terms used in this Agreement shall be defined as set forth in this section, or in the Recitals to this Agreement. Any terms that are not thus expressly defined shall have the same definitions as provided in the Implementing Agreement or the Habitat Plan.

“Agency” means the South Sacramento Conservation Joint Powers Authority created by this Agreement.

“Development Fee” is defined in Section 13 hereof.

“Effective Date” is defined in Section 24 hereof.

“Fee” is defined in Section 12 hereof.

“Governing Board” means the governing board of the Agency.

“Implementation Committee” means the implementation committee of the Agency.

“Implementing Entity” means the entity that is responsible for the implementation of the Habitat Plan

“Participating Special Entities” means other governmental entities that may need incidental take coverage under the HCP but are not subject to the regulatory authority of a Plan Permittee.

“Preserve System” means the Preserve System set forth in the Habitat Plan.

“Real Property” means any interest in real property, including but not limited to a fee title interest or easement.

2. PURPOSE

This Agreement is made pursuant to the JPA Act to establish a joint powers agency to fulfill the duties and obligations of the Implementing Entity in accordance with the Habitat Plan and Implementing Agreement, including, but not limited to, the following activities:

A. To establish, modify, manage and expend the fees collected by the Parties or paid by the Plan Permittees for the purpose of implementing the Habitat Plan;

B. To oversee, monitor, and report on implementation of the Habitat Plan;

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CONTRACT NO. 154-2016

C. To acquire lands for, establish and manage a Preserve System in accordance with the Habitat Plan and to secure funding for those purposes;

D. To provide public information and outreach regarding the Habitat Plan;

E. To apply for, negotiate and hold general permits and agreements issued under federal or state laws based upon and directly related to the Habitat Plan (e.g., Clean Water Act sections 401 and 404 permits) and Streambed Alteration Agreements.

F. To establish fees and undertake mitigation, monitoring and other activities related to other permits and agreements that may be issued under federal or state laws based upon the Habitat Plan (e.g., Clean Water Act sections 401 and 404 permits and Streambed Alteration Agreements);

G. To undertake all of the actions described herein, including all actions necessary or convenient to carry out the purposed and intents of the Implementing Entity.

3. AGENCY

A. Creation of Agency. There is hereby created pursuant to the JPA Act an agency and public entity to be known as the "South Sacramento Conservation Agency" (Agency). As provided in the JPA Act, the Agency shall be a public entity separate from its Parties, and the Agency shall be governed by a Governing Board comprised of elected officials from the Parties' governing bodies as provided in this Agreement. The debts, liabilities and obligations of the Agency shall not constitute the debts, liabilities or obligations of the Parties, or any of them.

Within thirty days after the effective date of this Agreement or any amendment hereto, the Agency will cause a notice of this Agreement and any amendment hereto to be prepared and filed with the office of the Secretary of State of the State of California in the manner set forth in Government Code section 6503.5.

B. Agency Responsibilities. The Agency is responsible for implementing the Habitat Plan. Except for those implementing activities that are expressly assigned to other persons or entities in the Habitat Plan, the Implementing Agreement or this Agreement, the Agency shall be responsible for all Habitat Plan implementing activities that are set forth in the Habitat Plan (primarily Chapter 9) and the Implementing Agreement.

4. AGENCY POWERS

With one exception, the Agency shall have all of the powers granted to joint powers authorities in Articles 1, 2 and 4 of the JPA Act, and all of the additional rights and powers that are common to all of the Parties, express or implied, that are necessary or convenient to fulfill its purposes and the intent of this Agreement. The exception is that the Agency will not have the ability to exercise the eminent domain power. Without limiting the generality of the foregoing, the Agency is authorized, in its own name, to do all acts necessary or convenient for the exercise of said powers for said purposes, including but not limited to any or all of the following: to make and enter into contracts; to obtain permits and licenses; to construct improvements and facilities; to employ agents and employees, including attorneys and other professionals; to adopt and modify fees; to receive, collect, and disburse funds; to apply for and receive grants, contributions and donation of property, funds, and services; to sue and

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be sued in its own name including, without limitation, to file or intervene in lawsuits that pertain to the implementation of the Habitat Plan; to acquire real property and improvements thereon by any lawful means other than eminent domain; to sell and lease real and personal property; and to buy and hire real and personal property.

Except as otherwise provided herein, the Agency's powers shall be exercised subject only to such restriction provided herein, the Agency's powers shall be exercised subject only to such restrictions upon the manner of exercising such power as are imposed upon the County in the exercise of similar powers, as provided in Government Code section 6509.

The Agency shall continue to exercise the powers herein conferred upon it until the termination of this Agreement.

5. AGENCY GOVERNING BOARD

A. Composition. A six-member Board shall serve as the Agency's governing body. The Governing Board shall consist of three representatives from the County of Sacramento, two representatives from the City of Rancho Cordova, and one representative from the City of Galt, each Party who shall be officials elected to the Party's governing body. Each Party's governing body shall appoint that Party's representatives and shall also appoint alternate representatives, all of whom shall serve at the pleasure of the appointing Party's governing body. Any alternate representatives shall also be officials elected to the Party's governing body.

B. Terms. The term of office of any Governing Board member or alternate shall terminate when such member or alternate is replaced by the appointing Party's governing body or when such member or alternate ceases to be an elected official of the appointing Party's governing body. Whenever a Party's seat on the Governing Board has for any reason become vacant, that Party's governing body shall promptly appoint a new representative to the Governing Board.

C. Duties. The Governing Board shall make all decisions relating to the governance and administration of the Agency, except with regard to matters within the scope of authority of the Implementation Committee, Executive Director or Agency committees as set forth herein or as delegated by the Governing Board pursuant to Government Code section 6508. The Governing Board may not delegate the following duties: (1) establishment and modification of Fees; (2) hiring of the Executive Director; (3) approval of the Agency's annual report; (4) approval of the Agency's annual budget; and (5) approval of the purchase of easements or other interests in land to form the SSHCP preserve system. The Governing Board will also act as the arbitrator should decisions made by the Implementation Committee be challenged or when resolution of disputes among Plan Permittees regarding implementation of the Plan or disputes with third-party project proponents is required.

D. Quorum/Voting. Each member of the Governing Board shall have one vote. The presence of four members including at least one representative from each Party shall constitute a quorum for the transaction of business, except that less than a quorum may adjourn meetings from time to time. No official act of the Governing Board shall be valid unless a majority of the quorum concur therein, except that selection of the Executive Director, adoption of the annual report, adoption of the annual budget, and establishment and modification of fees shall require a two-thirds vote of the entire membership of the Governing Board and the affirmative vote of at least one Governing Board member representing each Party.

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E. Meetings.

(1) Regular Meetings. The Governing Board shall hold a regular meeting at least twice each year at dates and times the Governing Board determines by adoption of a resolution, and may provide for the holding of regular meetings at more frequent intervals. If the Governing Board Chair determines that there is no business to transact at any meeting or that a scheduling conflict exists, such meeting may be canceled or rescheduled. The hour and place at which each such regular meeting shall be held shall be fixed by resolution of the Governing Board.

(2) Legal Notice. All meetings of the Governing Board shall be called, noticed, held and conducted in compliance with the provisions of the Ralph M. Brown Act, Government Code section 54950 *et seq.*, or any successor legislation hereinafter enacted, to the extent applicable.

(3) Minutes. The Secretary of the Agency shall cause minutes of all public meetings of the Board to be kept and shall, as soon as possible after each meeting, cause a copy of the minutes to be forwarded to each member of the Governing Board and to each Party.

F. Compensation. Members of the Governing Board shall not receive any compensation for serving as such, but shall be entitled to reimbursement for any expenses actually incurred in connection with serving as a member if the Governing Board determines that such expenses shall be reimbursed and there are unencumbered funds available for such purpose.

6. AGENCY OFFICERS

A. Chair. The Governing Board shall annually select from its members a Chair who shall serve as Chair of the Agency and a Vice Chair who shall serve as Vice Chair of the Agency. The Chair and the Vice Chair shall have the duties assigned by the Board or set forth in bylaws adopted by the Board.

B. Secretary. The Governing Board shall designate a Secretary of the Agency. The Secretary or his/her designee shall keep the records of the Agency, shall act as Secretary at the Governing Board and Implementation Committee meetings and record all votes, and shall keep a record of the proceedings of the Governing Board and Implementation Committee in a journal of proceedings to be kept for such purpose, and shall perform all duties incident to the office.

C. Treasurer. The County Auditor-Controller shall be the Treasurer of the Agency until such time as the Governing Board may appoint a replacement. Subject to the applicable provisions of any indenture or resolution providing for a trustee or other fiscal agent, the Treasurer is designated as the depository of the Agency to have custody of all the money of the Agency, from whatever source, and, such, shall have the powers, duties and responsibilities specified in Government Code section 6505.5.

D. Controller. The County Auditor-Controller shall be the Controller of the Agency until such time as the Governing Board may appoint a replacement. The Controller shall have the powers, duties and responsibilities specified in Government Code section 6505.5. The Controller shall draw checks to pay demands against the Agency when the Governing Board or its delegate has approved the demands.

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E. Cost Reimbursement. The Agency shall reimburse the County (or any successor entity appointed Treasurer or Controller for the Agency) for its actual and reasonable direct and indirect costs of providing the services of the Agency Treasurer and Controller pursuant to Government Code section 6505.5.

F. Audits and Reports. The Agency Treasurer and Controller are hereby authorized and directed to: (a) prepare or cause to be prepared an annual audit as required by Government Code section 6505 for each year during the term of this Agreement; and (b) as required by Government Code section 6505.5, verify and report in writing on the first day of July, October, January and April of each year to the Governing Board, Implementation Board and the Parties the amount of money he or she holds for the Agency, the amount of receipts since his or her last report, and the amount paid out since his or her last report.

7. IMPLEMENTATION COMMITTEE

A. Composition. A five-member Implementation Committee shall serve as the Agency's implementing body. The Implementation Committee shall consist of one representative each from the County, Rancho Cordova, Galt, Connector JPA, and the Water Agency. Each Agency shall appoint that Agency's representatives and shall also appoint alternate representatives, all of whom shall serve at the pleasure of the appointing Agency's governing body.

B. Terms. The term of office of any Implementation Committee member shall terminate when such member is replaced by the appointing agency's governing body. Whenever an agency's seat on the Implementation Committee has for any reason become vacant, the Agency's governing body shall promptly appoint a new representative to the Implementation Committee.

C. Duties. The Implementation Committee shall have all duties specified in Chapter 9 of the Habitat Plan or delegated by the Governing Board.

D. Quorum/Voting. Each member of the Implementation Committee shall have one vote. The presence of at least three representatives shall constitute a quorum for the transaction of business, except that less than a quorum may adjourn meetings from time to time. Unless otherwise provided in this Agreement, any action of the Implementation Committee requires the affirmative vote of at least four representatives.

E. Officers. The Implementation Committee shall annually select from its members a Chair and a Vice Chair.

F. Meetings.

(1) Regular Meetings. The Implementation Committee shall meet at least once every two months at dates and times the Implementation Committee determines by adoption of a resolution, and may provide for the holding of regular meetings at more frequent intervals. If the Implementation Committee Chair determines that there is no business to transact at any meeting or that a scheduling conflict exists, such meeting may be canceled or rescheduled. The hour and place at which each such regular meeting shall be held shall be fixed by resolution of the Implementation Committee.

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(2) Legal Notice. All meetings of the Implementation Committee shall be called, noticed, held and conducted in compliance with the provisions of the Ralph M. Brown Act, Government Code section 54950 *et seq.*, or any successor legislation hereinafter enacted, to the extent applicable.

(3) Minutes. The Secretary of the Agency shall cause minutes of all public meetings of the Implementation Committee to be kept and shall, as soon as possible after each meeting, cause a copy of the minutes to be forwarded to each member of the Implementation Committee and to each Party.

G. Compensation. Members of the Implementation Committee shall not receive any compensation for serving as such, but shall be entitled to reimbursement for any expenses actually incurred in connection with serving as a member if the Governing Board determines that such expenses shall be reimbursed and there are unencumbered funds available for such purposes.

8. COMMITTEES

A. Technical Advisory Committee. There shall be a Technical Advisory Committee ("TAC") to provide guidance to the Implementation Committee regarding SSHCP preserve land management, monitoring, and other Habitat Plan activities in the Preserve System. The TAC will be comprised of the Executive Director for the JPA, at least one representative each from the Parties, and at least one representative each from the U.S. Fish and Wildlife Service ("USFWS"), and the California Department of Fish and Wildlife ("CDFW"). Non-member representatives from the building industry, agricultural community and environmental community will be invited to attend TAC meetings. The USFWS and CDFW shall each appoint their TAC members, and each of the Parties shall appoint their TAC members. The TAC shall be responsible for all duties specified in the Habitat Plan or delegated by the Implementation Committee.

Although the Implementation Committee is responsible for recommending approval of SSHCP preserve land or easement acquisitions, land management programs and monitoring plans, the USFWS and CDFW will have veto authority over those plans and actions. SSHCP preserve land or easement acquisitions, land management programs and monitoring plans not accepted by the USFWS and CDFW will not be submitted by the Executive Director to the Implementation Committee or the Governing Board for approval.

B. Other Committees. The Governing Board or Implementation Committee may establish other Agency committees as contemplated in the Habitat Plan or as they otherwise deem appropriate that are related to Habitat Plan implementation. The Governing Board or Implementation Committee that establishes a committee shall specify the purpose and function of such committee.

C. Legal Notice. All Agency Committee meetings shall be called, noticed, held and conducted in compliance with the Ralph M. Brown Act, Government Code section 54950 *et seq.*, or any successor legislation hereinafter enacted, to the extent applicable.

9. AGENCY STAFFING/ADMINISTRATION

A. Executive Director. The Executive Director of the Agency shall serve as the Agency's administrative officer and shall be responsible for the following:

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- (1) Administering the Habitat Plan in compliance with the duties and responsibilities set forth in Section 9.3.1 of the Habitat Plan.
- (2) Overseeing the Agency's day-to-day activities and managing all Agency staff and consultants.
- (3) Ensuring that the Agency operates within the annual budget approved by the Governing Board, and not approving any expenditures that are not authorized by, or would exceed, the annual budget.
- (4) Preparing reports and recommendations for consideration by the Governing Board, Implementation Committee and committees.
- (5) Applying for and otherwise pursuing grants and other funding opportunities.
- (6) Reviewing and making recommendations to the Implementation Committee regarding Authorized Take coverage to Participating Special Entities.
- (7) Making recommendations to the Implementation Committee regarding the creation of positions and procurement of equipment.
- (8) Any other duties or activities specified in the Habitat Plan or delegated to the Executive Director or requested by the Governing Board or Implementation Committee.

The Executive Director serves at the pleasure of the Governing Board. The Governing Board may remove or appoint a new Executive Director by a two-thirds vote of the entire membership of the Governing Board at a duly-noticed Governing Board meeting.

B. Other Staff/Administration. The Executive Director will make recommendations to the Implementation Committee regarding staffing and other services necessary to fulfill the Agency's purposes. The Governing Board will authorize the creation of positions, but the Executive Director will recruit and hire individuals or consultants to fill those positions. All such decisions shall be consistent with the annual budget recommended by the Implementation Committee and adopted by the Governing Board. Factors to be considered in making these determinations include cost-effectiveness, efficiency, and qualifications/capability.

C. Personnel/Services/Equipment Supplied by Plan Permittees. If the Implementation Committee determines that having one or more of the Plan Permittees supply personnel, services or equipment to the Agency is in the Agency's best interest, then the Agency may contract with one or more of the Plan Permittees. Compensation for such personnel, services or equipment may consist of cash payments, or any other form of compensation agreed upon by the Agency and the contracting Plan Permittee.

10. ANNUAL PUBLIC MEETING

At least once annually, the Agency will hold a meeting to directly report on the progress of implementation to the public. This meeting may coincide with one of the regular Governing Board or Implementation Committee meetings.

11. ANNUAL BUDGET

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Within 90 days after the first Governing Board meeting, the Governing Board shall approve an annual budget for the Agency's first fiscal year. The Governing Board shall approve an annual budget prior to the commencement of each fiscal year thereafter, after giving due consideration to the recommendations of the Implementation Committee and Executive Director.

12. ESTABLISHMENT/MODIFICATION OF FEES

The Agency will be responsible for establishing and modifying various mitigation fees ("Fees") to pay for certain Habitat Plan implementation activities in accordance with the requirements in this section.

A. The establishment and modification of Fees shall be in full compliance with all requirements of the Mitigation Fee Act, to the extent applicable, and shall include, at a minimum, consideration of the following factors:

(1) The best available data regarding all costs of implementing the Habitat Plan that are to be funded by mitigation fees.

(2) The fair and equitable allocation of implementation costs between mitigation fees and other sources of funding for Habitat Plan implementation activities; and

(3) The fair and equitable allocation of implementation costs between among the various types of mitigation fees (e.g., fee zones, habitat types, or other bases for differentiating between mitigation fees).

B. The Implementation Committee shall review any proposed Fee adoption or modification and make a recommendation to the Governing Board prior to any action being taken by the Governing Board.

C. Any establishment or modification of Fees shall require a two-thirds vote of the entire membership of the Governing Board and the affirmative vote of at least one Governing Board member representing each Party.

D. The County, Rancho Cordova and Galt shall adopt the Fees and any modifications established by the Governing Board.

13. MITIGATION FEE COLLECTION/DISBURSEMENT

The County, Rancho Cordova and Galt will collect Fees for private land use/development activities for which they issue permits or approvals within their respective jurisdictions (collectively "Development Fees"). The Party collecting such Development Fees may accept as payment either a check made payable to the Agency, proof of the developer's having made an electronic funds transfer to the Agency, or reliable documentation from the Agency showing performance of an alternative method of payment acceptable to the Agency (e.g., land donation in lieu of fees). All checks received shall be forwarded to the Agency within 30 days of receipt. Pursuant to the requirements of the Mitigation Fee Act, the Agency shall hold revenues from Development Fees in a separate, interest-bearing account, until disbursement or expenditure for the purpose for which the Development Fees were established.

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The Plan Permittees will also be responsible for paying Fees for activities that they undertake, and shall pay any and all such Fee revenues to the Agency within 30 days of taking final action to approve or commence any activity triggering the Fees, but no later than the actual commencement of ground-breaking activities.

The Agency shall use any and all revenues from the Fees only for the purposes for which they were imposed, and for no other purpose.

The Agency is strictly accountable for all revenue from the Fees that is transmitted to the Agency and must report all receipts and disbursements. No later than October 1 of each year of this Agreement, the Agency shall prepare and furnish a report of the collection, disbursement and expenditures of, and any interest earned on, revenue from the Fees for the prior fiscal year to the Plan Permittees. The Agency shall be solely responsible for full compliance with all applicable requirements of the Mitigation Fee Act as they pertain to revenue from the Development Fees that have been disbursed to the Agency, including but not limited to requirements related to expenditure, management, accounting and reporting.

14. FISCAL YEAR

The fiscal year of the Agency shall be the period from July 1 of each year to and including the following June 30, except for the first fiscal year which shall consist of the period from the Effective Date of this Agreement through the following June 30.

15. SURPLUS MONEY

Pursuant to Government Code section 6512, after the completion of the purpose of this Agreement, any surplus money on hand shall be returned in proportion to the contributions made.

16. DISPOSITION OF ASSETS AND REAL PROPERTY

Upon the termination of this Agreement as set forth in Section 24, and after the repayment of advances and contributions in accordance with Section 17, any assets acquired as the result of the joint exercise of powers pursuant to this Agreement, other than real property and interests in real property that are part of the Preserve System and funding for the restoration or management of the Preserve System, shall be distributed to the Parties in proportion to each Member's overall unreimbursed contribution of assets to the Agency. The Agency shall transfer all real property and interests in real property that are part of the Preserve System and any funding for the restoration or management of real property, that have been acquired by the Agency as the result of the joint exercise of powers under this Agreement, to one or more public agencies or nonprofit conservation organizations in accordance with applicable law.

17. CONTRIBUTIONS AND ADVANCE

With the Governing Board's approval, any Party or Plan Permittee may contribute or advance public funds, personnel, equipment or property to the Agency for any of the purposes of this Agreement. Any such advance shall be made subject to repayment, and shall be repaid in the manner agreed upon by the Agency and the Plan Permittee making the advance at the time of making such advance. Except as otherwise expressly provided in this Agreement, no Plan Permittee has any obligation to make advances or contributions to the

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Agency to provide for the Agency's costs and administrative expenses, although any Plan Permittee may choose to do so.

18. ACCOUNTING/REPORTING

The Agency shall establish and maintain such funds and accounts as may be required by good accounting practice. The books and records of the Agency shall be open to inspection at all reasonable times by the Plan Permittees and their representatives. The Agency shall give an audited written report of all financial activities for each fiscal year to the Plan Permittees within six months after the close of each fiscal year.

To the extent required by Government Code section 6505.6, the Agency Controller shall contract with a certified public accountant to make an annual audit of the accounts and records of the Agency. In each case the minimum requirements of the audit shall be those prescribed by the State Controller for special districts under Government Code section 26909 and shall conform to generally accepted auditing standards. When such an audit is made by a certified public accountant or public accountant, a report thereof shall be filed as public records with the Parties and, if required by Government Code section 6505.6, with the Agency Controller. Such report shall be filed within twelve months of the end of the fiscal year or years under examination.

Any costs of the audit, including contracts with, or employment of, certified public accountants or public accountants, in making an audit pursuant to this Section shall be borne by the Agency and shall be a charge against any unencumbered funds of the Agency available for the purpose.

In any year the Agency may, by unanimous request of the Board, replace the annual special audit with an audit covering a two-year period.

19. CONFLICT OF INTEREST CODE

The Agency shall adopt a conflict of interest code as required by law.

20. LIABILITY AND INDEMNIFICATION

A. The Agency is solely liable for any and all claims, demands, damages, costs, expenses or liability arising out of , related to, or in connection with, this Agreement or any Habitat Plan implementation activities undertaken by or under the direction of the Agency.

B. The Agency shall indemnify, defend, and hold harmless each of the Parties and Plan Permittees and their respective officials, officers, agents, and employees from and against any and all claims, demands, costs, expenses or liability arising out of, related to, or in connection with, this Agreement of any Habitat Plan implementation activities undertaken by or under the direction of the Agency; provided, however, that this obligation by the Agency shall not apply to (1) reckless, intentional, or willful misconduct leading to personal injury, (2) any claims, demands, damages, costs, expenses or suits by one Party to this Agreement against one or more other Parties relating to an alleged breach of this Agreement or the Habitat Plan, or (3) any action taken by a Party or Plan Permittee which was not in compliance with the Habitat Plan. The Agency shall only be required to provide a joint defense to all indemnified Parties pursuant to this provision, and all indemnified Parties shall cooperate in good faith with the

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Agency in all matters related to such joint defense. However, any indemnified Party may elect to provide its own defense at the Party's own expense.

C. The Agency shall obtain and maintain insurance policies to provide sufficient coverage to fulfill its obligations under this section.

21. REMEDIES FOR BREACH

If a Party shall default on any obligation contained in this Agreement, such default shall not excuse any other Party from fulfilling its respective obligations under this Agreement. Any Party shall be entitled to pursue any and all legal and equitable remedies against any other Party in response to any alleged default under this Agreement. Any and all of the remedies provided to the Parties hereunder or by any law not or hereafter enacted are cumulative and the exercise of one right or remedy shall not impair the right of the Parties to any or all other remedies.

22. SEVERABILITY

If any court determines that a part, term, or provision of this Agreement is illegal or in conflict with any law of the State of California, or otherwise be rendered unenforceable or ineffectual, the validity of the remaining parts, terms or provisions hereof shall not be affected by that determination.

23. SUCCESSORS; ASSIGNMENT

This Agreement shall be binding upon and shall inure to the benefit of the successors of the Parties. No Party may assign any right or obligation hereunder without the consent of the other Parties.

24. TERM, TERMINATION, AND WITHDRAWAL

A. Term. This Agreement shall take effect as of the date it is fully executed by all Parties (the "Effective Date") and shall continue in full force until terminated pursuant to this section.

B. Termination. This Agreement may only be terminated by a majority vote of all Parties' governing bodies.

C. Withdrawal. Any Party may withdraw from this Agreement upon 180 days written notice to the other Parties, Plan Permittees, USFWS, and CDFW. Notwithstanding such withdrawal, the withdrawing Party shall remain obligated, to the same extent, if any, that the remaining Parties are obligated, to contribute amounts necessary to pay any debts, liabilities and obligations of the Agency arising from or related to actions taken by the Agency while the withdrawing Party was a Party to the Agreement or until the end of the Fiscal Year during which the Party withdrew, whichever date is later. Upon withdrawal, the withdrawing Party shall no longer be a Party, and the term "Parties" as used in this Agreement shall thereafter mean the remaining Parties to the Agreement. Within 30 days after receiving a notice of withdrawal, the Parties who will remain will meet to discuss whether any amendments to this Agreement are necessary or appropriate in light of the withdrawal, and to prepare any appropriate amendments for consideration by the governing bodies of the remaining Parties. The requirements of this provision are intended to be in addition to any notice or other requirements set forth in the

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Implementing Agreement or Permits pertaining to withdrawal from or termination of the Habitat Plan or Permits.

D. Voting Requirement. Any Party's decision to terminate or withdraw from this Agreement must be approved by resolution duly adopted by a majority vote of the members of the Party's governing board or council.

25. AMENDMENT OF AGREEMENT

This Agreement may be amended only by written agreement executed by all of the Parties following a majority vote of the members of each Party's governing board or council.

Provided there is mutual consent by the governing bodies of each Party, evidenced in writing, this Agreement may be amended to add new Parties. Any city incorporated within the County may become a Party to this Agreement upon the execution of a written addendum to this Agreement whereby the city agrees to the terms of this Agreement and any additional terms and conditions as may be established by the Governing Board.

26. NOTICES

Notices to the Parties shall be sufficient if delivered as follows:

County:

Sacramento County Clerk of the Board of Supervisors
Sacramento County Administration Center
700 H Street, Suite 2450
Sacramento, CA 95814

Rancho Cordova:

City of Rancho Cordova
City Clerk's Department
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Galt:

City of Galt
Office of the City Clerk
380 Civic Drive
Galt, CA 95632

Any Party may change its address for notices by written notice hereunder. Notices shall be effective when delivered personally, or when received by facsimile, U.S. Postal Service, or by overnight courier.

27. OTHER AGREEMENTS NOT PROHIBITED

Other agreements by and between the Parties of this Agreement or any other entity are neither prohibited nor modified in any manner by execution of this Agreement. Furthermore, the Parties hereto agree upon request to execute, acknowledge and deliver all additional papers and documents necessary or desirable to carry out the intent of this Agreement.

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28. OTHER OBLIGATIONS

The responsibilities and obligations of each Party to this Agreement shall be solely as provided in this Agreement, or as may be provided for in supplemental agreements to be executed by the Parties.

29. NON-ASSIGNABILITY

The rights, titles and interests of any Party to this Agreement shall not be assignable or transferable without the consent of the governing body of each Party hereto.

30. CONSTRUCTION OF LANGUAGE

It is the intention of the Parties hereto that if any provision of this Agreement is capable of two constructions, one of which would render the provision void and the other of which would render the provision valid, then the provision shall have the meaning which renders it valid.

31. COOPERATION

The Parties recognize the necessity and hereby agree to cooperate with each other in carrying out the purposes of this Agreement, including cooperation in matters relating to the public, accounting, litigation, public relations and the like.

32. SECTION HEADINGS

All section headings contained herein are for reference only and are not intended to define or limit the scope of any provision of this Agreement.

33. COUNTERPARTS

This Agreement may be executed in counterparts and so executed shall constitute one Agreement which shall be binding upon all Parties. A photocopy of the fully executed Agreement shall have the same force and effect as the original.

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34. SIGNATURES

By affixing his/her signature below, each of the persons signing this Agreement warrants and represents that he/she has read and understands the Agreement, that he/she is authorized to sign this Agreement, and that the Party on behalf of whom he/she signs agrees to be bound by its terms.

Dated: _____, 20__

COUNTY OF SACRAMENTO

By: _____

**APPROVED AS TO FORM
County Counsel**

By: _____

Dated: _____, 20__

CITY OF RANCHO CORDOVA

By: _____

**APPROVED AS TO FORM
City Attorney**

By: _____

Dated: _____, 20__

CITY OF GALT

By: _____

**APPROVED AS TO FORM
City Attorney**

By: _____

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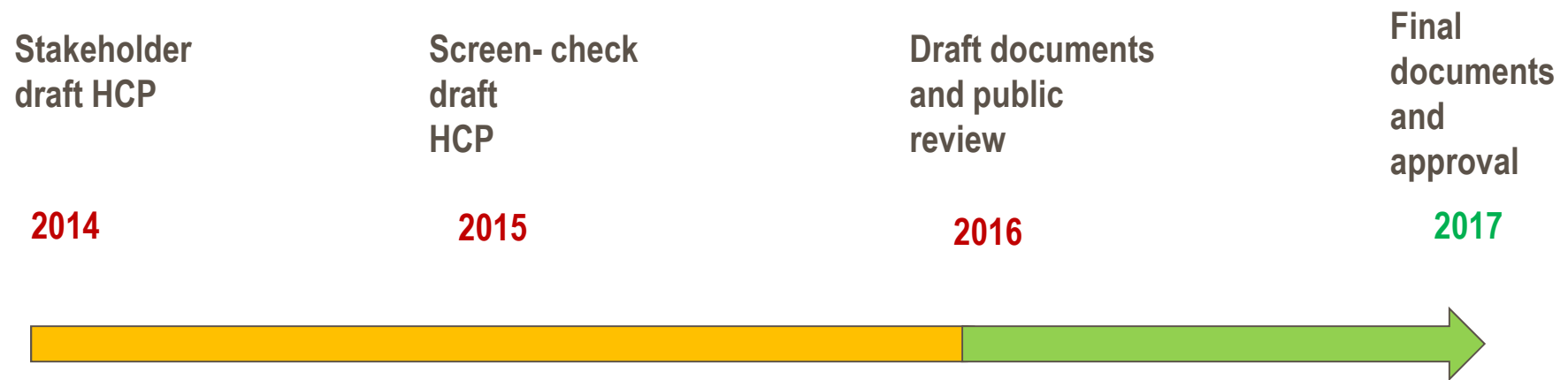
City of Rancho Cordova SSHCP Update and JPA Formation

October 17, 2016

Agenda

- n Finish Line in Sight
- n Plan Completion
- n Early Implementation/JPA Formation
- n Outreach Process, Federal Register Listing and Schedule
- n Q and A

Finish Line in Sight



Why the SSHCP ?

- n Status Quo:

- n Costly, inefficient, & time consuming permit process
- n Fragmented conservation that doesn't work well

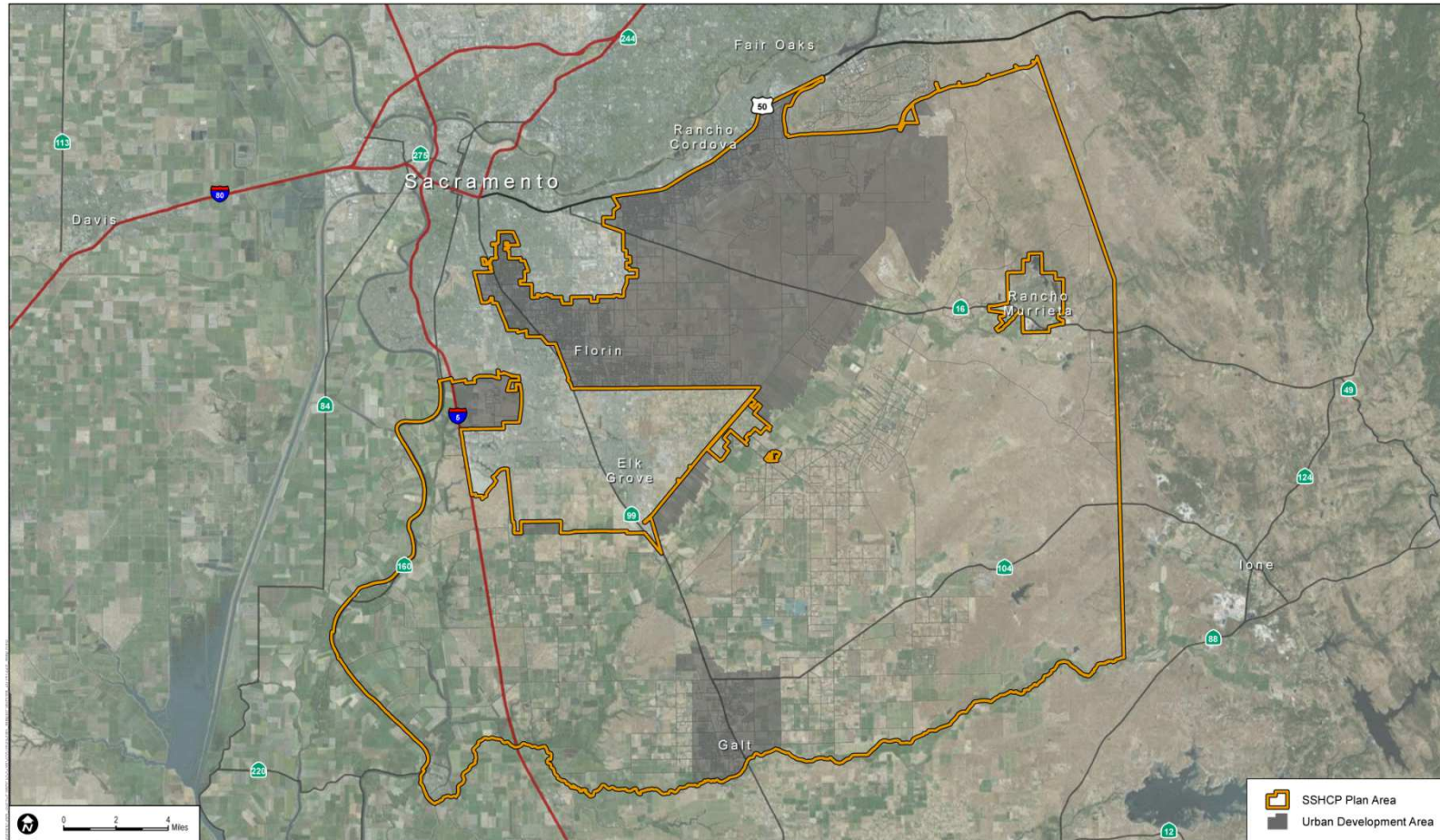
- n SSHCP:

- n Efficient permitting process
- n Achieves more effective conservation

Goal –Integrated Federal/State Permit Solution

- n Endangered Species Act Section 10 Incidental Take (Federal)
- n Clean Water Act Section 404 (Federal)
- n Endangered Species Act Section 2081 Incidental Take; Master Streambed Alteration Agreement (State)
- n Clean Water Act Section 401; Porter-Cologne (Federal/State)

Plan Area Map



SSHCP Plan Components

- n 50 Year Permit
 - n 33,499 acre impact
 - n 33,796 acre preserve system –28 species
- n Aquatic Resources Program
- n EIS/EIR
- n Mitigation/In-lieu Fee Program
- n Wetlands Protection Ordinance

Financing & Permit Efficiency

- n Provides certainty
- n Streamlines review time
- n Competitive fee schedule – covers mitigation and in-lieu fees together

Plan Completion

- n SSHCP – finished
- n Aquatic Resources Program (ARP) – finished
- n ARP Ordinance – finished
- n Implementing Agreement – finished
- n EIS/EIR –public-review draft near completion

Early Implementation – Preserve Acquisitions

- n Negotiating option agreements for two major habitat parcels
- n On ramps – negotiating early permits for two of the “big five” projects (Sun Creek)

JPA Formation

- n Goal: realize benefits of investment now and jump start implementation
- n Function: manage preserve system, hire ED, approve annual budget
- n Meets two-three times per year
- n SSHCP Plan Partners (not JPA) issue permits

JPA Structure

- n Board of Directors, Executive Director, Implementation Committee, TAC
- n Board: approves fee structure, acquisitions, annual budget; hires ED; meets two-three times/year
- n Staff hired on as needed basis

Public Outreach

- n Up to 20 public workshops
- n Website
- n Fact sheets
- n Stakeholder briefings
- n Board of Supervisors, City Council hearings

Schedule & Process To Complete

- n List Documents in Federal Register and State Clearinghouse for 90 day formal public review – **late fall 2016**
- n Public workshops & outreach – **winter 2017**
- n Respond to comments, prepare final HCP, EIS/EIR, ARP – **spring/summer 2016**
- n Local agency hearings & adoption – **fall 2017**
- n Submit for permit issuance – **winter 2018**

Thank You

