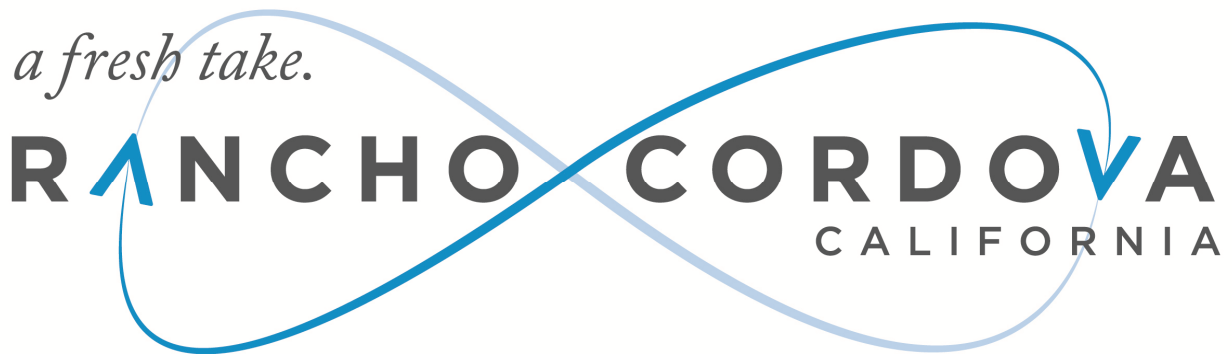


CITY OF RANCHO CORDOVA



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

Monday, December 19, 2016

5:30 PM – Regular Meeting

AGENDA

David Sander, Mayor

Donald Terry, Vice Mayor

Linda Budge, Council Member

Robert J. McGarvey, Council Member

Dan Skoglund, Council Member

CITY OF RANCHO CORDOVA



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

City Hall
2729 Prospect Park Drive, Rancho Cordova

Monday, December 19, 2016

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

AGENDA

1. REGULAR MEETING - CALL TO ORDER / ROLL CALL

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

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

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

3. PLEDGE OF ALLEGIANCE

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

- 3.1 The Mayor will call on Cub Scout Pack #380 Webelos Den the Mighty T-Rex's to perform a flag ceremony and lead the pledge.

4. INVOCATION

Larry Stafford from Cordova Church of Christ will give the invocation.

5. CERTIFICATION OF NOVEMBER 8, 2016 GENERAL MUNICIPAL ELECTION

- 5.1 Subject: Certification of the Results of the November 8, 2016 General Municipal Election with Regard to Three Members of the City Council.

Recommendation: Adopt Resolution No. 144-2016.

Result of Recommended Action: Adoption of the Resolution results in the City's compliance with California Elections Code Regulations 10262, 10263, and 10264, which, in part, state that the governing body shall declare the results of each election under its jurisdiction.

Staff Report: Mindy Cuppy, City Clerk.

Advances Goals: 1, 2, 3, 4, 5, 6.

6. SPECIAL CEREMONIES - SWEAR IN COUNCIL MEMBERS

- 6.1 Swearing-in and Seating of Re-elected Council Members.

7. SELECTION OF MAYOR AND VICE MAYOR

- 7.1 Subject: 2017 Mayor and Vice Mayor.

Recommendation: That Council selects its Mayor and Vice Mayor for 2017.

Result of Recommended Action: That Council appoints its 2017 leadership officers.

Staff Report: Mindy Cuppy, City Clerk.

Advances Goals: 1, 3, 4, 5.

8. SPECIAL CEREMONIES - SWEAR IN MAYOR AND VICE MAYOR

- 8.1 Swearing in of Vice Mayor.
- 8.2 Swearing in of Mayor.
- 8.3 Presentation to Outgoing Mayor Sander.

9. CELEBRATORY BREAK

10. PRESENTATIONS

- 10.1 Community Enhancement Fund Grant Check Presentations.
- 10.2 Recognition of Roberta MacGlashan on her Retirement from the County of Sacramento and for her Years of Service as District Four Supervisor.
- 10.3 Recognition of Evelyn Richardson on Her Years of Service with the City of Rancho Cordova and on Her Retirement.
- 10.4 Recognition of Chief of Police Michael Goold for His Years of Service with the Rancho Cordova Police Department and on His Retirement.
- 10.5 Introduction of New City Employee Yen Joyce, Customer Service Representative by Stacy Leitner, Senior Executive Assistant.
- 10.6 Introduction of New City Employee Greg Abbott, Code Enforcement Officer Trainee, by Kerry Simpson, Neighborhood Services Manager.

11. 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.

12. COUNCIL REPORTS

13. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

- 13.1 **Subject:** Meeting Minutes of December 5, 2016 Special and Regular Meeting and December 13, 2016 Special Meeting.
Recommendation: Adopt minutes.
- 13.2 **Subject:** Adding Chapter 3.70, Informal Bidding Procedures, to the Rancho Cordova Municipal Code and Amending Municipal Code Section 3.60.110 Regarding Public Projects.
Recommendation: Waive the second reading and adopt Ordinance No. 24-2016.
Result of Recommended Action: Adoption of this ordinance will allow the City to utilize alternative bidding procedures in the Uniform Public Construction Cost Accounting Act (UPCCAA).
Staff Report: Kim Juran-Karageorgiou, Chief Financial Officer and Megan Siren, Management Analyst II.
Advances Goal: 5.
- 13.3 **Subject:** Establishing a Special Tax for Transit-Related Services for the 3287 Monier Circle Warehouse Project.
Recommendation: Waive the second reading and adopt Ordinance No. 23-2016.
Result of Recommended Action: Adoption of this ordinance will assist the City to meet the costs of providing transit-related services by creating a special tax area zone and establishing a special tax for transit-related services for the 3287 Monier Circle Warehouse Project.
Staff Report: Elizabeth Sparkman, Engineering Manager.
Advances Goal: 5.
- 13.4 **Subject:** Resolution Authorizing the City Manager to Execute a Contract Amendment 18-2014-2 for Building Plan Reviews, Inspections, and Permit Services with 4Leaf, Incorporated.
Recommendation: Adopt Resolution No. 135-2016.
Result of Recommended Action: Adoption of Resolution will authorize the City Manager to execute a second amendment (18-2014-2) for plan review, inspection, and permit services 4Leaf, Incorporated. This amendment will modify the contract amount from not to exceed \$100,000 per year to \$300,000 total with the same three year expiration.
Staff Report: Joseph Cuffe, Interim Chief Building Official.
Advances Goal: 5.

- 13.5 **Subject:** Council Member Appointments to Regional Boards, Commissions and Committees.
Recommendation: That Council confirms their commitments to serve on other agency boards, commissions, and committees.
Result of Recommended Action: The City Council will continue to serve in leadership roles throughout the region.
Staff Report: Mindy Cuppy, City Clerk.
Advances Goals: 1, 4, 5.

14. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

NONE.

15. PUBLIC HEARING ITEMS

- 15.1 **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.

16. REGULAR CALENDAR ITEMS

- 16.1 **Subject:** Presentation Regarding the Blightbusters Plus Community Events and Neighborhood Sweeps by Neighborhood Services, Rancho Cordova Police Department, Probation Partnership and the Volunteers in Neighborhood Services (VINS).
Recommendation: Receive the final presentation from Neighborhood Services on the 2016 Citywide Blight Buster Plus program. City staff will be prepared to answer questions from the City Council.
Result of Recommended Action: If directed to do so by City Council, City staff will return with additional information or discussion items at a future Council meeting.
Staff Report: No staff report, presentation only by Kerry Simpson, Neighborhood Services Manager.
Advances Goals: 1, 2, 3.
- 16.2 **Subject:** Innovation Center Feasibility Study.
Recommendation: Receive information from the Economic Development Division on innovation centers and a feasibility study for Hacker Lab. City staff will be prepared to answer questions from the City Council.
Result of Recommended Action: If directed to do so by City Council, City staff will return with additional information or discussion items at a future Council meeting.
Staff Report: Amanda Norton, Economic Development Manager.
Advances Goals: 1, 6.

17. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

18. CITY MANAGER'S REPORT

19. ADJOURNMENT

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

20. CLOSED SESSION - CALL TO ORDER/ROLL CALL

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

21. CLOSED SESSION

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

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Property: 3303 Luyung Drive, Rancho Cordova, CA 95742, APN: 072-0500-004.

Agency Negotiators: Cyrus Abhar, Albert Stricker, Adam Lindgren, Kim Juran-Karageorgiou and Steve Harriman.

Negotiating Parties: William Heinselman.

Under Negotiation: Price and terms of payment.

22. OPEN SESSION - REPORT FROM CLOSED SESSION

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

23. 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	
Monday, January 2, 2017	City Council Special Meeting/Study Session (4:00 PM) and Regular Meeting (5:30 PM)
Tuesday, January 10, 2017	City Council Special Meeting/Work Session (4:00 PM)
Tuesday, January 17, 2017	City Council Regular Meeting (5:30 PM)
Tuesday, January 31, 2017	City Council Special Meeting/Study Session (12:00-5:00 PM)
Monday, February 6, 2017	City Council Special Meeting/Study Session (3:00-5:00) and Regular Meeting (5:30)
Tuesday, February 21, 2017	City Council Regular Meeting (5:30 PM)
Tuesday, February 28, 2017	City Council Special Meeting/Work Session (5:30 PM)
Monday, March 6, 2017	City Council Special Meeting/Study Session (4:00 PM) and Regular Meeting (5:30 PM)
Monday, March 20, 2017	City Council Regular Meeting (5:30 PM)
Tuesday, March 28, 2017	City Council Special Meeting/Work Session (5:30 PM)
Monday, April 3, 2017	City Council Special Meeting/Study Session (4:00 PM) and 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, December 19, 2016 Regular Meeting of the Rancho Cordova City Council/Successor Agency to the CRA/RCFC was posted and available for review on Thursday, December 15, 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, December 15, 2016 at Rancho Cordova, California.


Mindy Cuppy, MMC, City Clerk

MEMORANDUM

DATE: December 19, 2016
TO: Honorable Mayor and Council Members
FROM: Mindy Cuppy, City Clerk
SUBJECT: NOVEMBER 8, 2016 GENERAL MUNICIPAL ELECTION CERTIFICATION.



RECOMMENDATION

Adopt Resolution No. 144-2016 certifying the results of the November 8, 2016 General Municipal Election with regard to three members of the City Council.

RESULT OF RECOMMENDED ACTION

Adoption of the resolution results in the city's compliance with California Elections Code Regulations 10262, 10263, and 10264 which, in part, state that the governing body shall declare the results of each election under its jurisdiction.

BACKGROUND

The City Council, as the governing body of the city, declares the results of the election for each City Council office voted on at a municipal election. As a result of the election, the following Council Members have been re-elected to the City Council for full, four-year terms:

David M. Sander
 Donald Terry
 Robert J. McGarvey

ATTACHMENT

Resolution No. 144-2016 including Exhibit A: Certification of Election.

CITY OF RANCHO CORDOVA

RESOLUTION NO. 144-2016

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
RECITING THE FACT OF THE GENERAL MUNICIPAL ELECTION HELD ON
NOVEMBER 8, 2016 AND DECLARING THE RESULTS**

WHEREAS, a General Municipal Election was held and conducted in the City of Rancho Cordova, California, on Tuesday, November 8, 2016, as required by law; and

WHEREAS, notice of the election was given in time, form and manner as provided by law; that voting precincts were properly established; that election officers were appointed and that in all respects, the election was held and conducted and the votes were cast, received and canvassed and the returns made and declared in the time, form, and manner required by the provisions of the Elections Code of the State of California for the holding of elections in general law cities; and

WHEREAS, City of Rancho Cordova Resolution No. 95-2016, adopted July 5, 2016, called for the General Municipal Election on November 8, 2016; and

WHEREAS, The Sacramento County Voter Registration and Elections Department canvassed the returns of the election and has certified the results to this City Council, and the results are received, attached, and made a part hereof as **Exhibit A**.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, DOES RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

1. That the names of persons voted for at the election for Member of the City Council are as follows: David M. Sander, Donald Terry, Robert J. McGarvey, and Kevin E. Johnson.

2. That the number of votes given at each precinct and the number of votes given in the City to each of the persons above named for the respective offices for which the persons were candidates are listed in **Exhibit A** attached.

3. The City Council does declare and determine that:

- David M. Sander was elected as a Member of the City Council for the full term of four years; and
- Donald Terry was elected as a Member of the City Council for the full term of four years; and
- Robert J. McGarvey was elected as a Member of the City Council for the full term of four years.

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

AYES:

NOES:

ABSTAIN:

ABSENT:

David M. Sander, Mayor

ATTEST:

Mindy Cuppy, MMC, City Clerk

STATE OF CALIFORNIA
County of Sacramento } ss.

CERTIFICATE OF FACTS

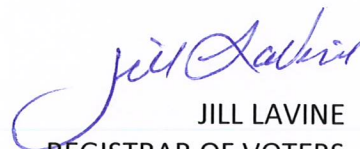
I, JILL LAVINE, Registrar of Voters of the County of Sacramento, State of California, do hereby certify that the names of the candidates shown below were submitted to the known qualified electors in Sacramento County in the **City of Rancho Cordova** for the purpose of electing **Three (3) Councilmembers** at the November 8, 2016 Presidential General Election.

The results of the Official Canvass conducted by this office are as follows:

Name	Votes Cast
David M. Sander*	13,243
Donald Terry*	12,352
Robert J. McGarvey*	9,478
Kevin E. Johnson	6,735

And that the conduct of the election and canvass of the ballots was in every respect in accordance with the election laws of the State of California.

Witness My Hand and Seal this 5th day of December, 2016.


JILL LAVINE
REGISTRAR OF VOTERS
County of Sacramento
State of California

*Elected



MEMORANDUM

DATE: December 19, 2016
TO: Honorable Mayor and Council Members
FROM: Mindy Cuppy, City Clerk
SUBJECT: SELECTION OF MAYOR AND VICE MAYOR.



RECOMMENDATION

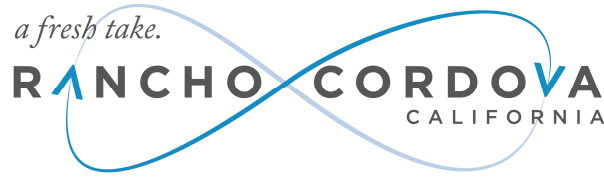
That Council selects its next Mayor and Vice Mayor for 2017.

RESULT OF RECOMMENDED ACTION

That Council appoints its 2017 leadership officers.

BACKGROUND

On January 5, 2004, the City Council adopted Resolution No. 5-2004 to set forth the Council policy that one of its members would be selected as Mayor and one of its members selected as Mayor Pro Tempore at the first regular City Council meeting in December. Subsequently, Council adopted Resolution No. 185-2004 changing from the title Mayor Pro Tempore to Vice Mayor.



**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, December 05, 2016

**3:00 PM – Special Meeting
American River Community Room North**

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

DRAFT MINUTES

1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

Mayor Sander called the special meeting to order in the American River Community Room North at 3:13 PM.

Council Members Present: McGarvey, Sander, Terry, Budge (arrived at 3:49 PM), Skoglund

Council Members Absent: None

Staff Members Present: Lindgren, Cuppy, Abhar, Busch, Haven, Simpson, Downton, Flory, Kniestedt, Stidham, Ibrahim, Ulm, Brown, Juran-Karageorgiou, Cook, Behrends, Stricker, Norton, Huber

2. PUBLIC COMMENT

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

- Angel Ball
- Darryl Langwell

Mayor Sander closed the public comment period.

3. SPECIAL MEETING ITEM

- 3.1 **Subject:** 2017 Strategic Communications Plan.
Recommendation: Provide direction and approval to staff on City's 2017 Strategic Communications Plan and project priorities.
Result of Recommended Action: Staff will proceed with recommended direction and approval to finalize the City's 2017 Strategic Communications Plan. This includes a final list of priority projects to be supported by the Communications Department in 2017.
Staff Report: Maria Kniestedt, Communications and Legislative Affairs Manager.
Advances Goals: 1, 2, 3, 6.

ACTION: Discussion item only, no action taken.

4. ADJOURNMENT OF SPECIAL MEETING

Mayor Sander adjourned the special meeting to the regular meeting in the David B. Roberts Council Chambers at 5:15 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 5:40 PM.

Council Members Present: McGarvey, Sander, Terry (until 8:42 PM), Budge, Skoglund

Council Members Absent: None

Staff Members Present: Lindgren, Cuppy, Abhar, Busch, Haven, Simpson, Sparkman, Kniestedt, Ibrahim, Cowles, Sosa, Stricker, Diaz, Norton, Peek, Goold

6. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedules.

7. PLEDGE OF ALLEGIANCE

Michael Goold led the pledge.

8. INVOCATION

Mayor Sander recognized a moment of silence.

9. PRESENTATIONS

- 9.1 Presentation by Benjamin and Matthew Valerio Regarding Pearl Harbor and Remembrance Day.
- 9.2 Greg Abbott was not in attendance this evening. Therefore, we did not introduce him as a new employee to Council.

10. PUBLIC COMMENT

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

11. COUNCIL REPORTS

Council reported on events since the last meeting.

12. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

ACTION: Motion to approve items 12.1 through 12.8 by Budge second by Terry;
Carried by a 5:0 roll call vote.

12.1 **Subject:** Meeting Minutes of November 21, 2016 Regular Meeting and November 29, 2016 Special Meeting.

Recommendation: Adopt minutes.

12.2 **Subject:** Resolution Adopting the Uniform Public Construction Cost Accounting Procedures; and Ordinance Adding Chapter 3.70, Informal Bidding Procedures, to the Rancho Cordova Municipal Code and Amending Municipal Code Section 3.60.110 Regarding Public Projects.

Recommendation: Adopt Resolution No. 140-2016; and introduce and waive the first reading of Ordinance No. 24-2016, which will allow the City to utilize alternative bidding procedures in the Uniform Public Construction Cost Accounting Act.

Result of Recommended Action: Adoption of this resolution and ordinance will allow the City to utilize alternative bidding procedures in the Uniform Public Construction Cost Accounting Act (UPCCAA).

Staff Report: Kim Juran-Karageorgiou, Chief Financial Officer and Megan Siren, Management Analyst II.

Advances Goal: 5.

12.3 **Subject:** Resolution Creating Special Tax Area Zone 19; and an Ordinance Establishing a Special Tax for Transit-Related Services for the 3287 Monier Circle Warehouse Project.

Recommendation: Adopt Resolution No. 119-2016 creating special tax area zone 19; and to introduce and waive first reading of Ordinance No. 23-2016, establishing a special tax for transit-related services for the 3287 Monier Circle Warehouse Project.

Result of Recommended Action: Adoption of this resolution and ordinance will assist the City in meeting the costs of providing transit-related services by creating a special tax area zone and establishing a special tax for transit-related services for the 3287 Monier Circle Warehouse Project.

Staff Report: Elizabeth Sparkman, Engineering Manager.

Advances Goal: 5.

12.4 **Subject:** Resolution Authorizing the City Manager to Execute Contract Amendment with Interwest Consulting Group to Continue to Provide Geographic Information System Consulting Services.

Recommendation: Adopt Resolution No. 142-2016.

Result of Recommended Action: Approval of this contract amendment will allow Interwest Consulting Group to continue to provide Geographic Information System

(GIS) services. Continued work will include the following: 1) internal GIS services to staff and other community members; 2) a greater source of information to better service the community; and 3) information to the community through our web portal.

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

Advances Goals: 1, 4, 5.

- 12.5 **Subject:** Approval of the Annexation Boundary Map for the 3287 Monier Circle Project and Annexation to the City of Rancho Cordova Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance).

Recommendation: Adopt Resolution No. 118-2016.

Result of Recommended Action: Adoption of Resolution No. 118-2016 approves Annexation Boundary Map. No. 19 for the 3287 Monier Circle Project and Annexation to Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance) (hereinafter “CFD No. 2008-1”). There is no financial impact to existing residents.

Staff Report: Elizabeth Sparkman, Engineering Manager.

Advances Goal: 5.

- 12.6 **Subject:** Resolution Making Certain Findings and Determinations Related to, and Accepting, the Fiscal Year 2015-16 Development Impact Fee Report for the AB1600 Development Fees.

Recommendation: Adopt Resolution No. 134-2016.

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

Staff Report: Michelle Mingay, Senior Finance Analyst.

Advances Goal: 5.

- 12.7 **Subject:** Interim Management Plan for White Rock/Rio Del Oro, CA Mine ID No. 91-34-0048, Operated by Granite Construction Company.

Recommendation: That Council:

Adopt Resolution No. 139-2016 Approving the Interim Management Plan for White Rock / Rio Del Oro, CA Mine ID No. 91-34-0048.

Result of Recommended Action: Notify the State Department of Conservation the approval of the Interim Management Plan.

Staff Report: June Cowles, Senior Planner.

Advances Goals: 5, 6.

- 12.8 **Subject:** 2017 City Council Meeting Calendar.

Recommendation: Adopt Resolution No. 143-2016.

Result of Recommended Action: Action on this item will confirm the 2017 Rancho Cordova City Council meeting schedule.

Staff Report: Mindy Cuppy, City Clerk.

Advances Goals: 1, 3, 5.

13. 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 item 13.1 by Terry second by Budge;
Carried by a 5:0 roll call vote.

13.1 **Subject:** Granite Construction Company – Project No. RC06-224A Renewal of Surface Mining and Reclamation Plan Permit.

Recommendation: That Council:

a) Adopt Resolution No. 137-2016 Approving the Renewal of the Surface Mining and Reclamation Plan Permit for the Granite Construction Mining Operation, Project No. RC 06-224A.

b) Adopt Resolution No. 138-2016 Authorizing the City Manager to execute a Roadway Impact and Truck Management Program Agreement and a Payment Agreement with Granite Construction for the Granite Construction Mining Operation.

Result of Recommended Action: Adoption of the above-referenced resolution would permit the surface mining to continue for an extension of 5 years with optional 5 year renewal thereafter (subject to City review and approval).

Staff Report: June Cowles, Senior Planner.

Advances Goals: 5, 6.

14. PUBLIC HEARING ITEMS

14.1 **Subject:** Proposed Anatolia Retail Center Project: Conditional Use Permit, Design Review, and Adjustment Permits; Project No. DD9600 – Located at the Southeast Corner of the Intersection of Sunrise Boulevard and Douglas Road.

Recommendation: Adopt Resolution No. 136-2016.

Result of Recommended Action: Approval of the project would allow the applicant to submit applications for building permits and improvement plans to construct 4 new commercial retail pads, parking, and landscaping on an undeveloped piece of land at the southeast corner of Douglas Road and Sunrise Boulevard. The adjustment permit would allow the applicant to submit a building permit to construct freestanding signs 3-feet (30%) above the maximum 10-feet height requirement. Subsequent design review permits would be required prior to construction of the service station, single tenant drive-through pad (P1), and the anchor tenant to the rear of the site.

Staff Report: Matthew Diaz, Associate Planner.

Advances Goals: 1, 2, 3, 6.

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

- Gil Ruiz
- Phillip Latenser

Mayor Sander closed the public hearing.

ACTION: Motion to approve the staff recommendation for option 1 with the 13 foot sign allowance and modifications to conditions 21 and 31 to include shading, water features, landscape greenery on building fronts, and use of landscape elements that are present elsewhere in the neighborhood by Terry second by McGarvey;

Carried by a 4:1 roll call vote. (Budge dissenting).

- 14.2 **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. This item was brought to Council on October 17, 2016 and was continued to a later date with the request for additional research and information. As a result this item has been placed on the December 5th Council agenda.

Staff Report: Nicholas Sosa, Assistant Planner.

Advances Goals: 1, 4, 6.

AT THIS POINT: Council took a recess at 8:02 PM. Council resumed at 8:11 PM.

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

ACTION: Motion to direct staff to return with findings of denial consistent with the Council's discussion by Budge, second by Sander.

ACTION: Revised motion would be a simple continuance for 30 days to allow them to bring back the information that will demonstrate to us that we can make the findings in the map act to find these two parcels buildable by Budge, second by Terry;
Carried by a 5:0 roll call vote.

ACTION: Sander confirmed Budge withdrew initial motion and withdrew his second to the initial motion.

15. REGULAR CALENDAR ITEMS

ACTION: Mayor Sander reordered the agenda to take item 15.2 prior to item 15.1.

Vice Mayor Terry left at 8:42 PM after item 15.2 and prior to item 15.1.

- 15.1 **Subject:** 2017 Legislative Priorities.

Recommendation: Provide direction and approval to staff on the City's 2017 Legislative Priorities.

Result of Recommended Action: Staff will proceed with recommended direction and approval to finalize the City's 2017 legislative program. This includes producing the annual legislative pamphlet, which Council and staff use for meetings with legislators and key agencies.

Staff Report: Maria Kniestedt, Communications and Legislative Manager.

Advances Goals: 1, 2, 3, 4, 5, 6.

ACTION: Discussion item only, no action taken.

- 15.2 **Subject:** Overview of Proposition 64 and its Impacts on the City.
Recommendation: Receive information from City Attorney's Office on the passage of Proposition 64 regarding the legalization of recreational marijuana in California and its impacts on the City. City staff will be prepared to answer questions from the City Council.
Result of Recommended Action: If directed to do so by City Council, City staff will return with additional information or discussion items at a future Council meeting.
Staff Report: Adam Lindgren, City Attorney.
Advances Goal: 2.

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

- Derald Langwell

Mayor Sander closed the public comment period.

ACTION: Discussion item only, no action taken.

- 15.3 **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.

ACTION: Discussion item only, no action taken.

- 15.4 **Subject:** Presentation Regarding Sacramento General Rate Case Water Rates from 2018 - 2020, by Evan Jacobs, and Audie Foster of California American Water Company.

ACTION: Discussion item only, no action taken.

16. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Council had no requests for future agenda items.

17. CITY MANAGER'S REPORT

City Manager Cyrus Abhar did not have anything to report.

18. ADJOURNMENT

Mayor Sander adjourned the meeting at 10:52 PM in memory of Charles Vesper Utterback to closed session in the Community Board Room.

19. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Mayor Sander called the closed session to order in the Community Board Room at 10:58 PM.

Council Members Present: McGarvey, Sander, Budge, Skoglund

Council Members Absent: Terry

Staff Members Present: Abhar, Lindgren, Busch, Haven

20. CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL— ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to paragraph (2) of Section 54956.9: (one potential case).

ACTION: Discussion item only, no action taken.

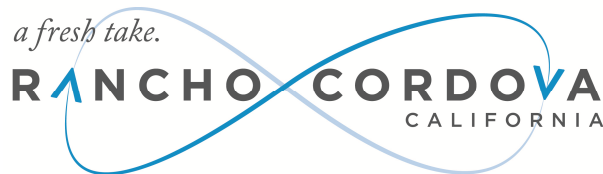
21. OPEN SESSION - REPORT FROM CLOSED SESSION

City Attorney Adam Lindgren that there were no reportable action taken in closed session.

22. ADJOURNMENT

Mayor Sander adjourned the meeting at 11:32 PM.

Mindy Cuppy, MMC, City Clerk



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

City Hall
2729 Prospect Park Drive, Rancho Cordova

Tuesday, December 13, 2016

6:00 PM – Special Meeting
American River Community Room North

DRAFT MINUTES

1. WORK SESSION - CALL TO ORDER/ROLL CALL

Vice Mayor Terry called the special meeting to order in the American River Community Room North at 6:09 PM.

Council Members Present: Budge, McGarvey, Skoglund, Terry, Sander (at 6:17 PM)

Council Members Absent: None

Staff Members Present: Cuppy, Haven, Downton, Flory, Kniestedt, Cook, Chan

2. PUBLIC COMMENT

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

3. SPECIAL MEETING ITEM

3.1 **Subject:** 2017 Strategic Communications Plan. Continued Discussion from the December 5, 2016 Special Meeting.

Recommendation: Provide direction and approval to staff on City's 2017 Strategic Communications Plan and project priorities.

Result of Recommended Action: Staff will proceed with recommended direction and approval to finalize the City's 2017 Strategic Communications Plan. This includes a final list of priority projects to be supported by the Communications Department in 2017.

Staff Report: Maria Kniestedt, Communications and Legislative Affairs Manager.

Advances Goals: 1, 2, 3, 6.

ACTION: Discussion item only; no action taken.

4. ADJOURNMENT

Mayor Sander adjourned the meeting at 7:06 PM.

Mindy Cuppy, MMC, City Clerk

CITY OF RANCHO CORDOVA

ORDINANCE NO. 24-2016

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
ADDING CHAPTER 3.70, INFORMAL BIDDING PROCEDURES, TO THE
RANCHO CORDOVA MUNICIPAL CODE AND AMENDING MUNICIPAL CODE SECTION
3.60.110 REGARDING PUBLIC PROJECTS**

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

Section 1. Recitals.

WHEREAS, the City of Rancho Cordova is subject to the provisions of the California Public Contract Code governing how and when contracts for public projects are to be advertised, bid and awarded; and

WHEREAS, the Public Contract Code generally requires that public projects with a value of \$5,000 or more must be publically bid; and

WHEREAS, the public bidding process requires the City to comply with complex procedures and process; and

WHEREAS, the public bidding process is time consuming and for small projects can impose requirements that are out of proportion to the value of the work being contracted; and

WHEREAS, the Uniform Public Construction Cost Accounting Act, Public Contract Code section 22000 *et seq.* (the "Act"), authorizes the Uniform Construction Cost Accounting Commission (the "Commission") which has developed uniform public construction cost accounting procedures for implementation by local public agencies in the performance of, or in the contracting for, construction of public projects; and

WHEREAS, the Act allows public agencies that elect to follow these uniform public construction cost accounting procedures to use alternative methods for the bidding of public projects; and

WHEREAS, these alternative procedures, among other things, would allow the City to use informal procedures to contract for certain public projects with a value greater than \$5,000; and

WHEREAS, the City Council desires to elect to become subject to the Uniform Public Construction Cost Accounting Act.

Section 2. Amendment to the Municipal Code.

Section **3.60.110(A)** of the Municipal Code is hereby amended to add section (A)(1), as follows:

A. The provisions contained in Section 20161 *et seq.* of the Public Contract Code establish contract procedures that the city is required to follow for public projects, where the expenditure required for the public project exceeds the limit set by Section 20162 of the Public Contract Code. The term "public project" is defined by Section 20161 of the Public Contract Code as the following: (1) a project for the erection, improvement, painting, or repair of public buildings and works; (2) work

in or about streams, bays, waterfronts, embankments, or other work for protection against overflow; (3) street or sewer work except maintenance or repair; and (4) furnishing supplies or materials for any such project, including maintenance or repair of streets or sewers. The definition of public project contained in Section 20161 of the Public Contract Code provided above may be amended from time to time by the state Legislature and such amendments shall be incorporated herein.

1. Section 3.60.110(A) above shall not apply in instances where the City elects to follow the alternative procedures established in Chapter 3.70 of this Municipal Code under the Uniform Public Construction Cost Accounting Act.

Section 3. Amendment to the Municipal Code.

Chapter 3.70, Informal Bidding Procedures, is hereby added to the Rancho Cordova Municipal Code to read as follows:

Chapter 3.70 Informal Bidding Procedures

3.70.010 Uniform Public Construction Cost Accounting Act

The City Council elects to become subject to the Uniform Public Construction Cost Accounting Act, Public Contract Code sections 22000 *et seq.*, and to establish informal bidding procedures for public projects.

3.70.020 Definitions

A. "Commission" means the California Uniform Construction Cost Accounting Commission under Public Contract Code Section 22010, *et seq.*

B. "Public project" means a project defined in Section 22002 of the Public Contract Code, as that section may be amended or renumbered from time to time. Pursuant to Section 22002, "public project" means any of the following:

1. Construction, reconstruction, erection, alteration, renovation, improvement, demolition, and repair work involving any publicly owned, leased, or operated facility.

2. Painting or repainting of any publicly owned, leased, or operated facility.

3. In the case of a publicly owned utility system, "public project" shall include only the construction, erection, improvement, or repair of dams, reservoirs, power plants, and electrical transmission lines of 230,000 volts and higher.

4. "Public project" does not include maintenance work. For purposes of this section, "maintenance work" includes all of the following:

a. Routine, recurring, and usual work for the preservation or protection of any publicly owned or publicly operated facility for its intended purposes.

b. Minor repainting.

c. Resurfacing of streets and highways at less than one inch.

d. Landscape maintenance, including mowing, watering, trimming, pruning, planting, replacement of plants, and servicing of irrigation and sprinkler systems.

e. Work performed to keep, operate, and maintain publicly owned water, power, or waste disposal systems, including, but not limited to, dams, reservoirs, power plants, and electrical transmission lines of 230,000 volts and higher.

3.70.030 Methods for Bidding – Size of Project

A. A public project of \$45,000 or less may be performed by City force account, by negotiated contract, or by purchase order, or the City may elect to follow the informal bidding procedures prescribed in Section 3.70.40.

B. A public project greater than \$45,000 and less than or equal to One Hundred Seventy-five Thousand Dollars (\$175,000) may be let to contract by informal bid procedures, as established in Section 3.70.40.

C. A public project of more than \$175,000 shall, except as otherwise provided in this Chapter, be let to contract by formal bidding procedure in accordance with all applicable provisions of the California Public Contract Code, and particularly Section 22034.

D. Emergencies. In compliance with Public Contract Code sections 22035 and 22050, in cases of emergency when repair or replacements are necessary, the city council may proceed at once to replace or repair any public facility without adopting plans, specifications, strain sheets, or working details, or by giving notice for bids.

3.70.040 Informal Bidding Procedures

A. Mailing of Notice. Where a public project of \$175,000 or less is to be performed, the city manager or his/her designee shall mail a written notice inviting informal bids to (1) all contractors for the category of work to be bid as shown on the contractors list developed in accordance with subsection (D) of this Section and/or (2) all construction trade journals designated by the Commission under Public Contract Code section 22036. Additional contractors and construction trade journals may be notified at the discretion of the city manager or designee.

B. Timing of Notice. All notices shall be mailed not less than ten (10) calendar days before bids are due.

C. Contents of Notice. The notice inviting bids shall describe the project in general terms, set forth how to obtain more detailed information about the project, state the time and place for submission of bid, and whether any bonds will be required.

D. Contractors List. The city manager or designee(s) shall develop and maintain a list of qualified contractors identified according to categories which comply with Section 22034 of the Public Contract Code and criteria adopted by the Commission.

E. No Qualified Contractors. If there is no list of qualified contractors for the particular category of work to be performed, the notice inviting bids shall be sent only to the construction trade journals specified by the Commission.

F. If the product or service is proprietary in nature such that it can be obtained only from a certain contractor or contractors, the notice inviting bids may be sent exclusively to such contractor or contractors.

G. It shall be unlawful to split or separate into smaller work orders or projects any project for the purpose of evading the provisions of this article requiring work to be done by contract after competitive bidding.

3.70.050 Award of Contract

A. The city manager shall have the authority to award contracts for public projects in the amount of \$100,000 or less. Contracts for public projects in excess of \$100,000 shall be awarded by the city council.

B. If all bids received on a public project under this procedure set forth in this section are in excess of \$175,000, the city council may award the contract at \$187,500 or less to the lowest responsible bidder if the council determines by adopting a resolution by at least four-fifths vote that the city's original cost estimate was reasonable.

Section 4. Severability.

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

Section 5. Effective Date

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

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

2725588.1

CITY OF RANCHO CORDOVA

ORDINANCE NO. 23-2016

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
ESTABLISHING A SPECIAL TAX FOR TRANSIT-RELATED SERVICES FOR THE
3287 MONIER CIRCLE WAREHOUSE PROJECT SUBJECT TO VOTER APPROVAL**

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

Section 1. Purpose, Intent and Authority.

It is of critical importance to the City Council of the City of Rancho Cordova that residents of and employees working in the City receive high quality transit-related services. In carefully reviewing the City's budget and revenue projections, it is clear to City staff that the City budget does not contain adequate funding to ensure the continued delivery of adequate high quality transit-related services unless additional revenues are obtained.

It is the purpose and intent of this Ordinance to generate additional funds to pay for transit-related services by authorizing the levy of a tax on improved parcels of real property on the secured property tax roll of Sacramento County that are within Zone 19 of the Rancho Cordova Transit-Related Services Special Tax Area (the "Zone").

This tax is a special tax within the meaning of Section 4 of the Article XIII A of the California Constitution. Because the burden of this tax falls upon property, this tax also is a property tax, but this tax is not determined according to nor in any manner based upon the value of property; this tax is levied on a parcel and use of property basis. Insofar as not inconsistent with this Ordinance or with legislation authorizing special taxes and insofar as applicable to a property tax that is not based on value, such provisions of the California Revenue and Taxation Code and of Article XIII of the California Constitution as relate to ad valorem property taxes are intended to apply to the collection and administration of this tax (Section 4 of this Ordinance), as authorized by law. This tax is not an ad valorem property tax; it is an excise tax on the use of property. Because the revenue from the tax may be used only to fund transit-related services, it is also a special tax.

The revenues raised by this tax are to be used solely for the purpose of providing transit-related services as are deemed necessary by the City Council for the benefit of the residents and/or employees of Zone 19.

At the time that the Council adopted this Ordinance, there were zero (0) registered voters residing in Zone 19 and one (1) property owner. Because the Transit-Related Services Special Tax will be imposed on property in Zone 19 and paid by the owners of the property, the Council finds that restricting the vote on the Transit-Related Services Special Tax to property owners in Zone 19 is appropriate and consistent with the principles and requirements of California Constitution article XIIC (Proposition 218).

Section 2. Definitions.

The following definitions shall apply throughout this Ordinance.

A. "Constant first year dollars" shall mean an actual dollar amount which, in years subsequent to the first fiscal year the tax is levied, shall have the same purchasing price as the base amount in first fiscal year dollars as measured by the Consumer Price Index. The base amount shall be the amount of tax per parcel as specified in Section 3(A) herein. The adjustments from actual to constant dollars shall be made by use of the Consumer Price Index, as specified in Section 3(B) herein.

B. "Consumer Price Index" means the Consumer Price Index for all Urban Consumers (CPI-U) for the San Francisco-Oakland-San Jose Area as published by the U.S. Department of Labor, Bureau of Labor Statistics. If the Consumer Price Index is discontinued or revised, such other government index or computation with which it is replaced shall be used in order to obtain substantially the same result as would be obtained if the Consumer Price Index had not been discontinued or revised.

C. "Fiscal year" means the period of July 1 through the following June 30.

D. "Parcel" means the land and any improvements thereon, designated by an assessor's parcel map and parcel number and carried on the secured property tax roll of Sacramento County. For the purposes of this Ordinance, parcel does not include any land or improvements outside the boundaries of Zone 19 nor any land or improvements owned by any governmental entity.

E. "Rancho Cordova Transit-Related Services Special Tax Area" means all the properties within the jurisdictional limits of the City of Rancho Cordova.

F. "Rancho Cordova Transit-Related Services Special Tax Area Zone 19 (the "Zone")" means that portion of the incorporated area of the City of Rancho Cordova located within the boundaries described in **Exhibit A** hereto and as shown on the map **Exhibit B** hereto.

G. "Transit-Related Services" means providing, operating, maintaining and subsidizing transit services and all supporting facilities, infrastructure, programs and incentives that benefit the residents of the Rancho Cordova Transit-Related Services Special Tax Area, and shall be calculated and set according to the methodology described in Engineer's Report County Service Area No. 10 and Benefit Zone No. 2 County of Sacramento, September 7, 2004, which established the methodology for the original service charge for Benefit Zone No. 2.

H. "Voter" means a person who owns real property within Zone 19, as shown on the last equalized assessment role prepared by the Sacramento County Assessor's Office, at the time that the City Council adopts an ordinance authorizing the imposition of a transit-related services tax to the voters of Zone 19.

Section 3. Amount and Level of Taxes.

The tax per year on each parcel in the Zone shall not exceed the amount applicable to the parcel, as specified below.

A. For First Fiscal Year:

The tax per year for the first fiscal year (July 1, 2017 through June 30, 2018) shall be the amount of Tax per Parcel for a Land Use Code Category as set forth on **Exhibit C** hereto. The use code assigned to each parcel shall be reviewed and updated periodically. Rates in **Exhibit C** shall be calculated and set according to the methodology described in Engineer's Report County Service Area No. 10 and Benefit Zone No. 2 County of Sacramento, September 7, 2004, which established the methodology for the original service charge for Benefit Zone No. 2.

B. For Subsequent Fiscal Years:

In order to keep the tax on each parcel in constant first year dollars for each fiscal year subsequent to the first fiscal year, the tax per year shall be adjusted as set forth below to reflect any increase in the Consumer Price Index beyond the first fiscal year the tax is levied.

In June or July of each year, City Council shall determine the amount of taxes to be levied upon the parcels in Zone 19 for the then current fiscal year, as set forth below.

For each Land Use Category on **Exhibit C**, the tax per year on each parcel for each fiscal year subsequent to the first fiscal year shall be an amount determined as follows:

Tax Per Parcel For then Current Fiscal Year	=	Tax Per Parcel For Immediately Preceding X Fiscal Year	Consumer Price Index from April of immediately Preceding Fiscal Year to April of then Current Fiscal Year OR 6 percent, whichever is less
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Provided, however, that in no event shall the tax per parcel for any fiscal year be less than the amount established for the first fiscal year.

C. Nature of Tax Levy.

The taxes levied on each parcel pursuant to this Article shall be a charge upon the parcel and shall be due and collectible as set forth in Section 4, below.

Section 4. Collection and Administration.

A. Taxes as Liens Against the Property.

The amount of taxes for each parcel each year shall constitute a lien on such property, in accordance with Revenue and Taxation Code Section 2187, and shall have the same effect as an ad valorem real property tax lien until fully paid.

B. Collection.

The taxes on each parcel shall be billed on the secured roll tax bills for ad valorem property taxes and are to be collected in the same manner in which Sacramento County collects secured roll ad valorem property taxes. Insofar as feasible and insofar as not inconsistent with this Ordinance, the times and procedures regarding exceptions, due dates, installment payments, corrections, cancellations, refunds, late payments, penalties, liens, and collections for secured roll ad valorem property taxes (as established by Sacramento County) shall be applicable to the collection of this tax. Notwithstanding anything to the contrary in the foregoing, as to this tax:

1. The secured roll tax bills shall be the only notices required for this tax, and
2. The homeowners and veterans exemptions shall not be applicable because such exemptions are determined by dollar amount of value.

C. Costs of Administration by County.

The reasonable costs incurred by the County officers collecting and administering this tax shall be deducted from the collected taxes.

D. Use of Tax Revenue.

The revenue collected from the tax imposed by this ordinance shall be placed into a separate account and may be used only to fund transit-related services, including the costs of administering and collecting the tax and enforcing the provisions of this ordinance. Revenue from the tax may be used for transit-related services citywide.

E. Refunds.

1. Whenever the amount of any tax, interest or penalty has been overpaid or paid more than once, or has been erroneously or illegally collected or received by the City pursuant to this ordinance, it may be refunded as provided in this Section.
2. No refund may be made except upon a written claim verified by the person who paid the tax or by his or her guardian or conservator or the executor or administrator of his or her will or estate and stating the grounds upon which the claim is made. All claims filed pursuant to this subsection must be presented within one year after payment of the amount for which the claimant is seeking a refund.
3. No order of a refund may be made until a written claim therefor has been presented in accordance with this subsection. No suit for money, damages or a refund may be brought against the City until a written claim therefor has been presented to the City and has been acted upon or has been deemed rejected by the City, in accordance with this subsection. Only the person who filed the claim may bring such a suit, and if another person should do so, judgment shall not be rendered for the plaintiff.

F. Initiatives to Affect Tax.

Consistent with the California Constitution (art. XIII, § 3) the tax imposed by this ordinance may be affected by initiative. The procedures for qualification of such an initiative and the election on a qualified initiative shall be consistent with the California Constitution (art. 2, sec. 8), the California Elections Code (Chapter 3 of Division 9), and the Municipal Code. The minimum number of signatures necessary to qualify an initiative to affect the tax approved by this ordinance shall be equal to 5 percent of the votes in the City for all candidates for Governor at the last gubernatorial election. The election on a qualified initiative to affect the tax shall be a regular citywide election. An initiative affecting the tax shall be approved only if at least two-thirds of the votes cast on the measure are in favor of its approval.

Section 5. Severability Clause.

If any article, section, subsection, sentence, phrase or clause of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portion of this Ordinance. The voters of Zone 19 hereby declare that they would have adopted the remainder of this Ordinance, including each article, section, subsection, sentenced phrase or clause, irrespective of the invalidity of any other article, section, subsection, sentence, phrase or clause.

Section 6. Effective Date and Posting.

This Ordinance shall take effect immediately upon its approval by two-thirds of the voters voting within the Zone in an election to be held on February 6, 2017 so that taxes shall first be collected hereunder for the tax year beginning July 1, 2017.

ADOPTED, THIS ____ day of _____, 2016 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David M. Sander, Mayor

ATTEST:

Mindy Cuppy, MMC, City Clerk

EXHIBIT A**LEGAL DESCRIPTION**

PARCEL 7, AS SHOWN ON THE PARCEL MAP ENTITLED "A PORTION OF BLOCKS 9, 11 AND 12, AS SHOWN ON THE MAP OF NATOMAS CONSOLIDATED OF CALIFORNIA SUBDIVISION NO..2, RECORDED IN BOOK 14 OF MAPS, MAP NO. 20, AND THAT PORTION OF THE SUBDIVISION D.C. KILGORE 327.14A OF RANCHO RIO DEL LOS AMERICANOS, RECORDED IN BOOK 1 OF MAPS, MAP NO.2", RECORDED ON SEPTEMBER 12, 1978, IN BOOK 42 OF PARCEL MAPS, AT PAGE 11, RECORDS OF SAID COUNTY.

APN: 072-0410-007

CITY OF RANCHO CORDOVA
TRANSIT RELATED SERVICES SPECIAL TAX AREA
ANNEXATION 19
(MONIER CIRCLE)



Legend

-  Annexation Boundary
-  Parcel Boundary

EXHIBIT C**Amount of Tax per Parcel by Land Use Category****A. Residential Dwelling Units**

As adjusted for inflation from the original base year, the amount of Tax per Parcel for fiscal year 2016/2017 for Residential Land Use Categories shall be \$66.61 per low density residential dwelling unit or low density residential dwelling unit equivalent, \$53.28 per medium density residential dwelling unit or medium density residential dwelling unit equivalent, or \$39.96 per high density residential dwelling unit or high density residential dwelling unit equivalent. Multi-family residential units on a single parcel shall be assessed on a proportionately equivalent basis (e.g., a two-unit attached housing structure, such as a duplex, would be deemed to consist of two residential parcels for purposes of the Transit-Related Services Special Tax).

B. Non-Residential

As adjusted for inflation from the original base year, the amount of Tax per Parcel for fiscal year 2016/2017 for Non-Residential Land Use Categories (except Recreational and Agricultural) shall be \$1,707.78 per retail and service commercial acre, \$1,468.00 per commercial mixed use or office commercial acre, and \$612.78 per light industrial acre.

C. Inflator Formula

The tax is subject to an annual inflator formula based on the Consumer Price Index for all Urban Consumers (CPI-U) for the San Francisco-Oakland-San Jose Area, or six percent, whichever is less.

MEMORANDUM

DATE: December 19, 2016

TO: Honorable Mayor and Council Members

FROM: Joseph Cuffe, Interim Chief Building Official

SUBJECT: RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT AMENDMENT 18-2014-2 FOR BUILDING PLAN REVIEWS, INSPECTIONS, AND PERMIT SERVICES WITH 4LEAF, INC.



RECOMMENDATION

Adopt Resolution No. 135-2016.

RESULT OF RECOMMENDED ACTION

Adoption of this resolution will authorize the City Manager to execute a second amendment 18-2014-2 to the contract for plan review, inspection, and permit services with 4Leaf, Inc. This amendment will modify the contract compensation amount from a not-to-exceed amount of \$100,000 per year (with a \$200,000 maximum over the life of the contract) to a not-to-exceed amount of \$300,000 total with the same three-year term.

BACKGROUND

Due to the recent increase in building plan check services because of the increased development activity (i.e. Sunridge Retail Center, Bridgeway Square Apartments), 4Leaf Inc.'s services will exceed the contract amount before the contract expires in March 2017.

This second amendment will modify the provision limiting the not to exceed amount of \$100,000 per year to a total compensation of \$300,000 with the same three year term. This amendment will allow 4Leaf, Inc., to continue servicing the Building and Safety Division with the plan review and permit services.

FISCAL IMPACT

The above referenced expense is covered by permit fee revenues.

ATTACHMENT

Resolution No. 135-2016, with Exhibit A: contract 18-2014-2.

2745935.1

CITY OF RANCHO CORDOVA

RESOLUTION NO. 135-2016

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT AMENEMENT NO.
18-2014-2 FOR BUILDING PLAN REVIEWS, INSPECTONS, AND PERMIT SERVICES WITH
4LEAF, INC.**

WHEREAS, the City of Rancho Cordova entered into Contract 18-2014 with 4Leaf Inc. on March 1, 2014, in the amount of \$100,000 for three years to provide building plan review, inspection, and permit services to the Building and Safety Division; and

WHEREAS, on December 14, 2015 the parties entered into a First Amendment to the contract to increase the contract not-to-exceed amount to \$200,000; and

WHEREAS, the City wishes to modify the provision limiting the not-to-exceed amount of \$100,000 per year to a total compensation of \$300,000 with the same three-year term; and

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

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA that the City Manager is authorized to execute the Second Amendment to Contract 18-2014. Attached hereto as Exhibit A.

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

2745950.1

EXHIBIT A
CONTRACT NO. 18-2014-2

**SECOND AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT
BETWEEN THE CITY OF RANCHO CORDOVA AND 4 LEAF, INC.**

This Second Amendment to the Agreement for Professional Services ("Amendment") is made by and between the City of Rancho Cordova ("City") and 4 Leaf, Inc. ("Professional") as of December 19, 2016. City and Professional are hereinafter collectively referred to as the "Parties."

RECITALS

WHEREAS, the Parties entered into a Professional Services Agreement ("PSA") dated March 1, 2014 for the purpose of providing professional plan review, permit, and inspection services; and

WHEREAS, this Amendment will modify the contract amount from not to exceed amount of \$100,000 per year (and \$200,000 total) to \$300,000 total with the same three-year term; and

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

NOW, THEREFORE, the Parties hereto agree as follows:

AGREEMENT

1. Section 2 of the PSA, "Compensation," provides for the City to pay Professional a sum not to exceed \$200,000. The Parties agree to amend Section 2 of the PSA in order to increase the compensation amount to pay Professional for additional services. The first sentence of Section 2 of the PSA is amended to read as follows:

"City hereby agrees to pay Professional a sum not to exceed Three Hundred Thousand Dollars (\$300,000) for the life of the contract, notwithstanding any contrary indication that may be contained in Professional's proposal, for services to be performed and reimbursable costs incurred under this Agreement."

2. All other terms and conditions in the PSA shall remain in full force and effect to the extent they are not in conflict with this Amendment.
3. The signatures of the Parties to this Amendment may be executed and acknowledged on separate pages or in counterparts which, when attached to this Amendment, shall constitute one complete Amendment.

EXHIBIT A
CONTRACT NO. 18-2014-2

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

CITY OF RANCHO CORDOVA

PROFESSIONAL

Cyrus Abhar, City Manager

Date: _____

Attest:

Mindy Cuppy, MMC, City Clerk

Date: _____

Approved as to Form:

Adam U. Lindgren, City Attorney

Date: _____

2746011.1

Kevin Duggan, President, 4 Leaf, Inc.

Date: _____

MEMORANDUM

DATE: December 19, 2016

TO: Honorable Mayor and Council Members

FROM: Mindy Cuppy, City Clerk

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



RECOMMENDATION

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

RESULT OF RECOMMENDED ACTION

The City Council will continue to serve in leadership roles throughout the region. The City Clerk will notify each agency boards, commissions, or committees of changes or reappointments and will ensure that any necessary Fair Political Practices Commission (FPPC) filings are completed. Discussion of appointments will come back to the Council for a policy discussion in spring 2017.

BACKGROUND

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

ATTACHMENT

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

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

Agency	2016 Appointment	2017 Proposed
Local Appointments		
Capital Southeast Connector	Sander Alt: Budge	Sander Alt: Budge
City Selection Committee of Sacramento County	Sander (Mayor if Needed)	Terry (Mayor if Needed)
Folsom Lake College Foundation	McGarvey	McGarvey
Sacramento Area Council of Governments (SACOG)/Capitol Valley Regional SAFE	Sander Alt: Budge	Sander Alt: Budge
Sacramento Area Sewer District (Meets with Regional Sanitation District)	Skoglund Alt: McGarvey	Skoglund Alt: McGarvey
Sacramento County Criminal Justice Cabinet	Sander (Mayor if Needed)	Terry (Mayor if Needed)
Sacramento Local Agency Formation Commission (LAFCo)		Will Hold Seat 1/1/21-12/31/22 (Alternate 1/1/19-12/31/20)
Sacramento Metro Cable Television Commission (Ex Officio Member)	Skoglund Alt: None	Skoglund Alt: None
Sacramento Metropolitan Air Quality Management District (SMAQMD)	Terry Alt: McGarvey	Terry Alt: McGarvey
Sacramento Placerville Transportation Corridor Joint Powers Authority	Sander Alt: Budge	Sander Alt: Budge
Sacramento Public Library Authority Governing Board	Budge Alt: Sander	Budge Alt: Sander
Sacramento Regional Sanitation District (Meets with Sacramento Area Sewer District)	Skoglund Alt: McGarvey	Skoglund Alt: McGarvey
Sacramento Regional Transit (RT) District Board of Directors	Budge Alt: Sander	Budge Alt: Sander
Sacramento Transportation Authority (STA)	McGarvey Alt: Terry	McGarvey Alt: Terry
Sacramento-Yolo Mosquito & Vector Control District Board	McGarvey Alt: Sander	McGarvey Alt: Sander
South Sacramento Habitat Conservation Plan (SSHCP) Elected Advisory Board	Budge Alt: Skoglund	Budge Alt: Skoglund
2 x 2 Meetings		
Cordova Recreation and Park District 2x2		Not Active
Elk Grove Unified School District 2x2	McGarvey, Terry	McGarvey, Terry
Folsom Cordova Unified School District 2x2	Sander, Terry	Sander, Terry
Golden State Water 2x2	Sander, Terry (M/VM)	Terry, Budge (M/VM)
Sac Metro Fire 2x2	McGarvey, Budge	McGarvey, Budge
Sacramento City Unified School District 2x2	Sander, Terry	Sander, Terry
Sacramento County 2x2	Sander, Terry (M/VM)	Terry, Budge (M/VM)
SMUD 2x2	Sander, Terry (M/VM)	Terry, Budge (M/VM)

MEMORANDUM

DATE: December 19, 2016

TO: Honorable Mayor and Council Members

FROM: June Cowles, Senior Planner



SUBJECT: MILLS STATION SELF STORAGE CONDITIONAL USE PERMIT, MAJOR DESIGN REVIEW PERMIT AND PARKING REDUCTION; 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
--	--

PROJECT: FILE: LOCATION: APN: PLANNER:	The applicant is proposing a self-storage facility use with outside Recreational Vehicle (RV) storage 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

Staff recommends the City Council find that the project is consistent with the design requirements and findings and adopt Resolution No. 127-2016 approving the Design Review, parking reduction, and Conditional Use Permit for the self-storage facility.

RESULT OF RECOMMENDED ACTION

Approval of Resolution No. 127-2016 would approve conditional use and major design review permits, allowing 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 a 127,039 square feet building, onsite parking and minor landscaping improvements.

Figure 1: Context map



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 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 situated 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.

OCTOBER 17TH CITY COUNCIL MEETING

This item was presented to the City Council at their October 17, 2016 meeting and was continued as the City Council requested additional information from staff and the applicant as follows;

- Market Analysis from the applicant;
- Location of Self-storage businesses within the City;
- Type of Self-storage businesses (climate controlled vs non-climate, etc.);
- Current Self-storage occupancy rates;
- Type of screening and rendering of the outdoor storage screening;
- More in-depth discussion regarding the proposed Conditional Use Permit.

Market Analysis:

The applicant has provided the market analysis, **Attachment 2**, for the site that includes the following information;

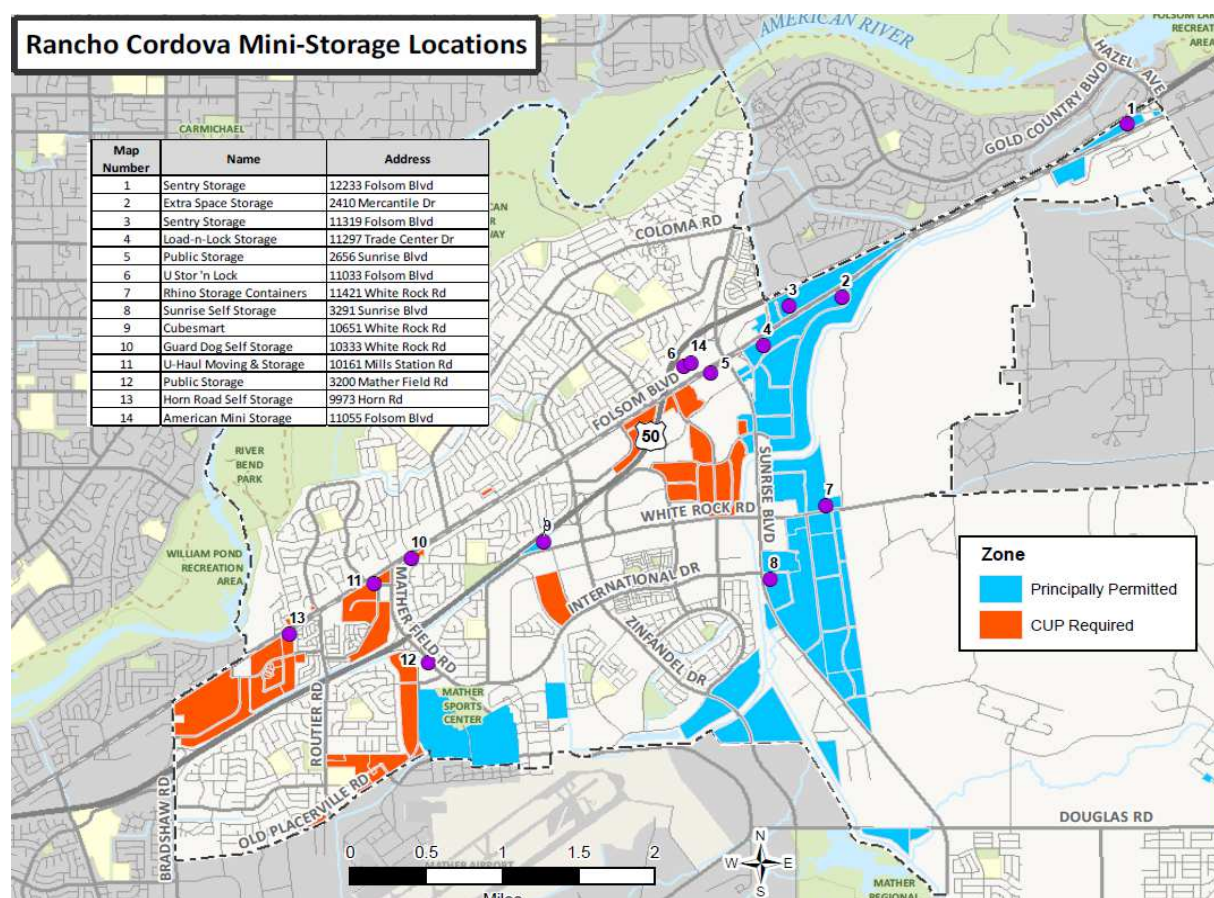
- The proposed business operation; a fully climate controlled facility, state-of-the-art security system that includes cameras throughout the facility, and significant interior and exterior improvements to the existing structure.

- Analysis of the existing Self-storage in the area and qualifications.
- A 3 mile radius map of competing properties.
- Demographic comparison report.

Location map for Self-storage buildings within the City of Rancho Cordova:

The below map shows the location of the current and pending Self-storage businesses within the Zoning Districts. Currently there are 14 Self-storage facilities within the City of Rancho Cordova. The self-storage facilities on the below map numbers; 5, 6, 12, and 14 are currently located within the Commercial Mixed Use zoning districts. These facilities existed prior to incorporation of the City and are legal non-conforming.

Figure 2: Self-storage Location Map



Self-storage use or "Storage, Personal Storage Facility" are conditionally permitted and permitted in the following Zoning Districts;

Land Use Category	OIMU	LIBP	M-1	M-2
Storage, Personal Storage Facility	CUP	Permitted	Permitted	Permitted

Type of Self-storage facilities and Storage occupancy rates:

Staff contacted all 14 self-storage facilities located within the City on November 16th and requested information regarding type of facility (climate controlled or not climate controlled), how many spaces, the current occupancy rate, if the business has outdoor storage space for recreational vehicles (RV's) and if so how many spaces. For complete details of this data please refer to **Attachment 3**. Provided below is a summary of that data.

1. **Type:** The table shows that one facility, Superior Self-Storage that is not operational at this time, is climate controlled. The facility stated they will offer climate controlled and non-climate controlled storage. The business did not provide a number of the proposed units that were climate and non-climate controlled. The facility will not offer outside storage for recreational vehicles. All other Self-storage facilities within the City are not climate controlled. U-Haul Moving & Storage of Mather representative did not know if the units were climate controlled. Unable to receive information from U-Haul.
2. **Outdoor Storage for RV's:** There are six facilities that offer outside storage for RV's. There are approximately 261 outdoor storage RV spaces.
3. **Occupancy Rate:** Occupancy rates for the facilities range between 76 percent to 98 percent full.
4. **Total Units:** The storage units for all facilities within the City are approximately 8,173. This number includes the facility that is not opened at this time.

Outdoor Screening:

The screening for the outside RV storage area will be achieved by a combination of an opaque gate, continuous 6-foot high wall and or existing and proposed landscaping. The opaque gates will be located at the entrance to the outdoor storage area, see **Figure 3**. Outdoor Screening for the outside storage area will include the following;

Outside Storage Area	Type of Screening
North (facing Mills Station Road)	Opaque gates, 6-foot high masonry wall, and landscaping within planters
South (facing Hwy 50)	Existing mature landscaping (no outside storage allowed along the rear property area). Property is located above U.S. Hwy 50
East	Existing adjacent building on property line and proposed 6-foot high masonry wall with landscaping
West	6-foot masonry wall with supplemental landscaping (trees and landscaping exist along adjacent property line)

Figure 3: Artist rendering and Photo Perspective Map



Artist rendering of outdoor storage area:

Figure 3a: Gate along the west property line. Looking from Mills Station Road



Figure 3b: Proposed 6-foot high masonry wall with landscaping along the eastern property line

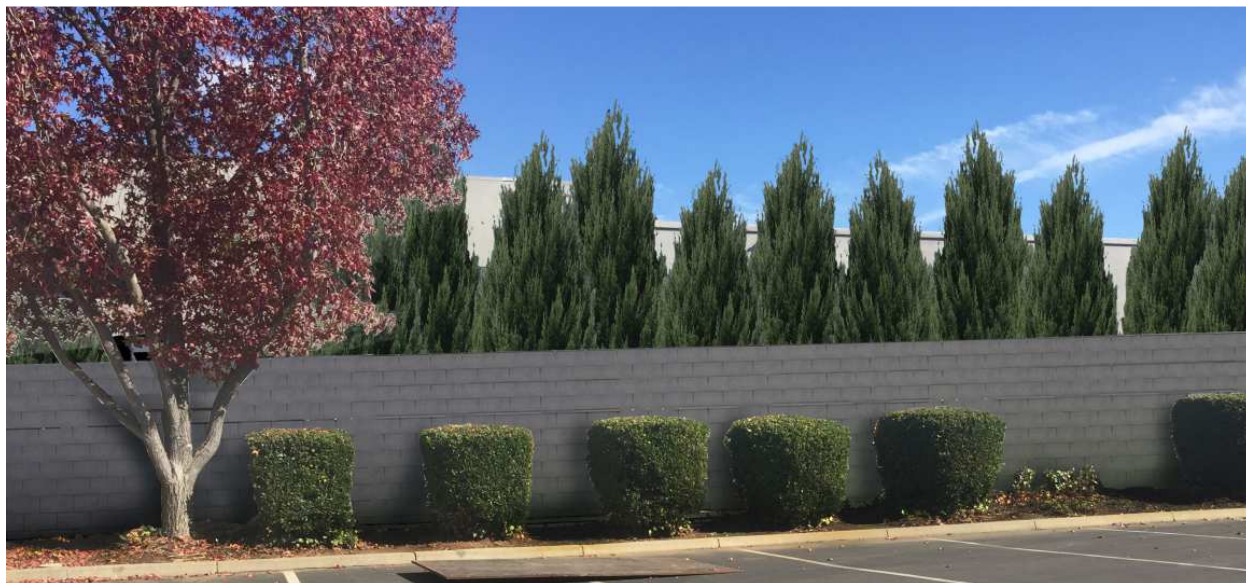
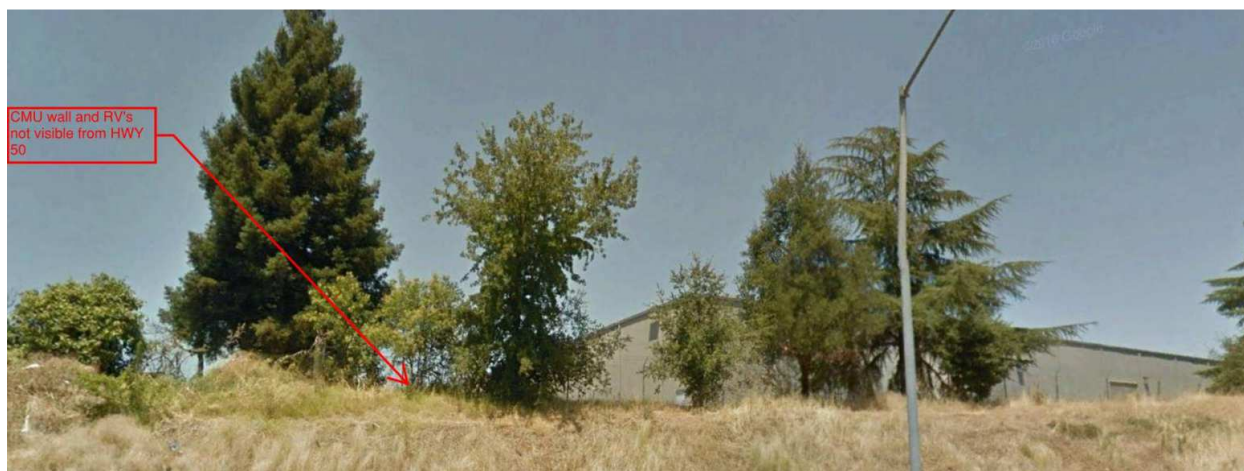


Figure 3c: Picture showing wall along the eastern property line. Looking from Mills Station Road



Figure 3d: Picture showing property along Highway 50



The trees along the rear property will remain and will screen the RV outside storage area that is proposed on the sides of the building. Additional landscaping is included on the end of the RV storage area along the east and west property line. A condition of approval has been included to prohibit vehicle storage in front and behind the building to further reduce the visibility of the RVs from the adjoining public streets.

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.

REQUIRED PERMITS AND REGULATORY BASIS:

City approvals and actions associated with the project include:

1. Conditional Use Permit (CUP): for the proposed Self-storage facility (Table 23.316-1 and Folsom Boulevard Specific Plan Chapter 2 Table 2-1.)
2. Major Design Review Permit: for building renovations of facades greater than 200 linear feet (RCMC Chapter 23.141). To ensure compatibility and implementation of the City's development standards.
3. Reduction (Parking): for the proposed 9 parking space deficiency per RCMC 23.719.090.
4. Building Permit Review for safety and occupancy.
5. Standard License review and approval for new businesses.

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.

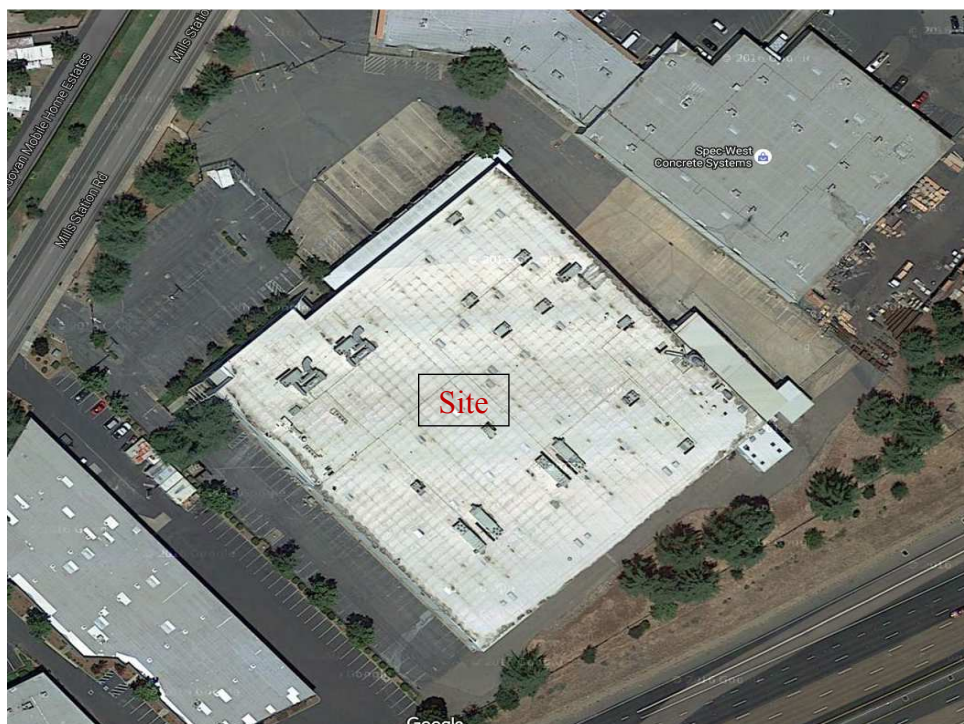
Zoning Code:

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 in this zone district.

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	Cordova 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 4: Existing Conditions



Existing Building

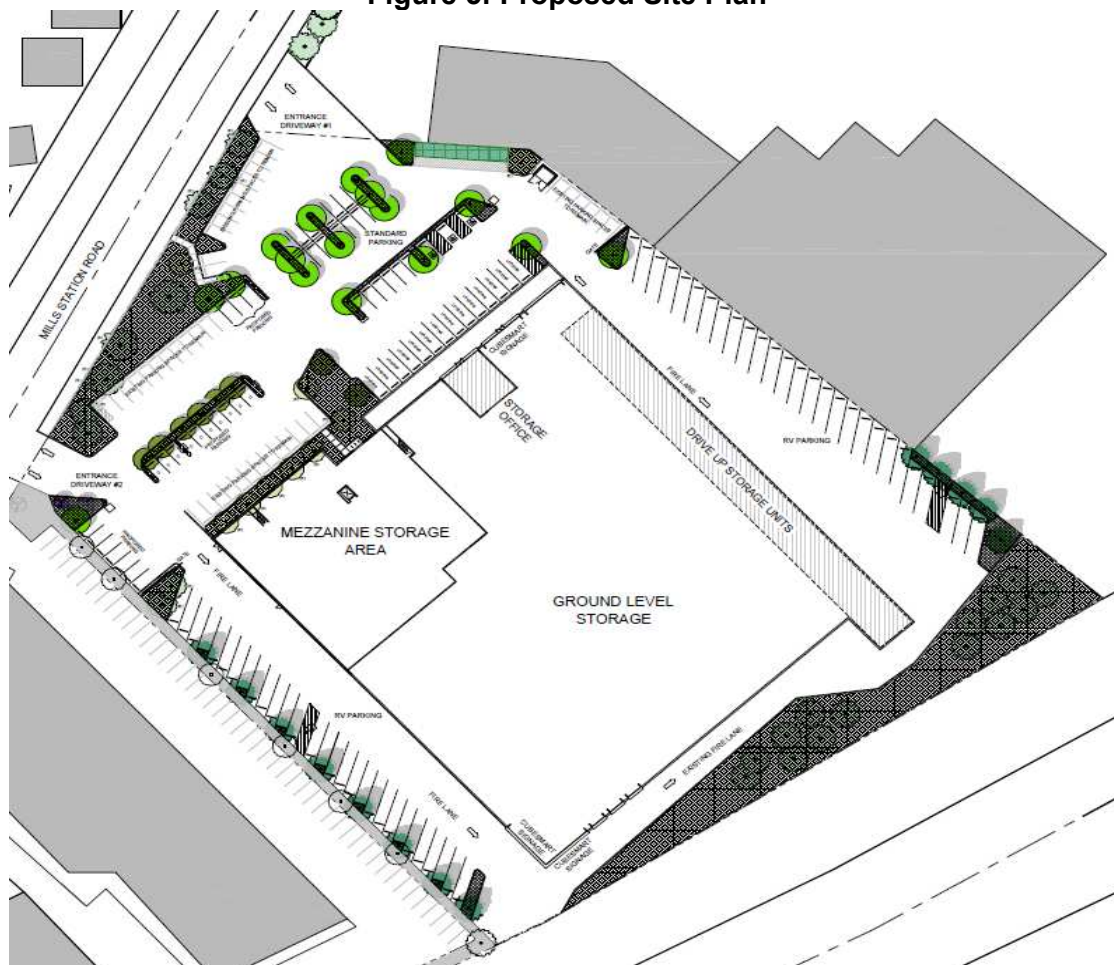




MAJOR DESIGN REVIEW AND PARKING REDUCTION REQUEST:

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. 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 5: 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 and no modifications are necessary.

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

As shown above, the proposed project is deficient 9 customer/employee parking spaces. Given that there is no opportunity to add these spaces to the site plan without adversely affecting other parking features and landscaping, the applicant is pursuing approval of a parking reduction.

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 a parking reductions as follows;

1. 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 13 parking spaces (130 parking spaces X 10 percent). The proposed site plan is 9 parking spaces deficient. The site is 2 parking spaces deficient, plus the 7 eliminated parking spaces for the emergency vehicle turning radius; which resulted in a total of 9 parking spaces. Based on this allowance in the Zoning Code, staff supports the parking reduction request.

Landscaping:

The existing site includes several evergreen mature trees specifically along Mills Station Road and along US Highway 50. The landscaping within the parking area and around the building are existing and will remain. The new parking areas include the required additional landscaping. Landscaping will replace the pavement area near the northeastern property line, and while a portion of this area is within the emergency vehicle radius, the remaining area will be landscaped with trees and shrubs.

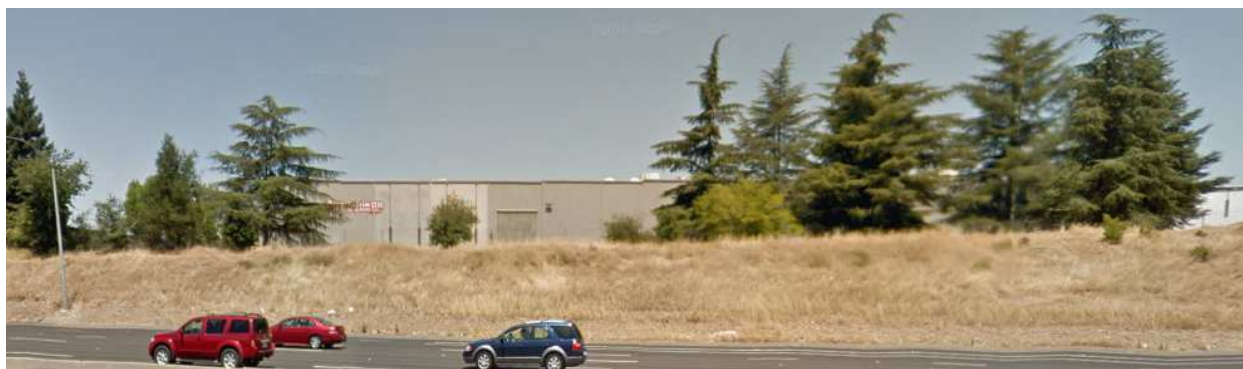
Screening:

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 to the west 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. Highway 50 grade and includes several existing mature evergreen trees. The trees along the rear property will remain and provide additional screening of 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 6: Proposed Landscape Plan



Figure 7: View of Project Site from U.S. Highway 50



Architecture:

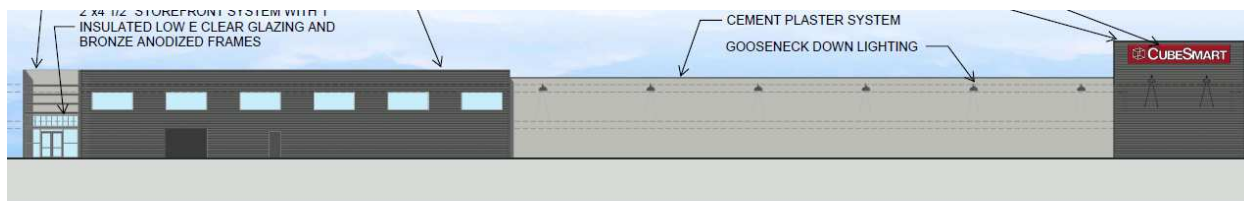
The current building was built in 1979 without architecture enhancements to the elevations or roof-line and the dock roll-up doors are located at the front elevation. The building renovation includes removing the existing eight dock roll-up doors that are along the front elevation, parapet roof-line articulation, a re-designed 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.

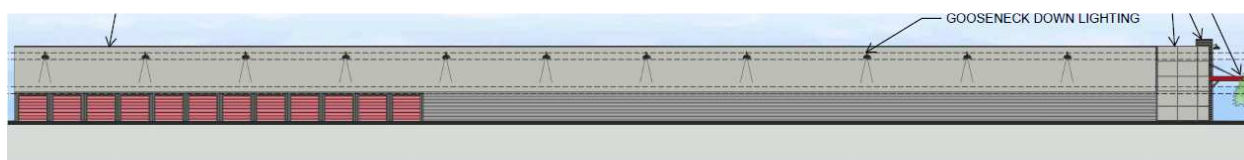
Figure 8: Proposed Elevations



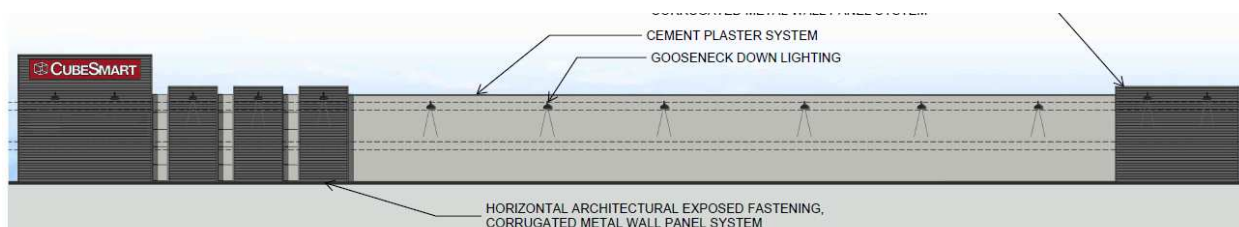
NORTH ELEVATION (MILLS STATIONS RD)



WEST ELEVATION (WEST PROPERTY LINE)



EAST ELEVATION (EAST PROPERTY LINE)



SOUTH ELEVATION (US HWY 50)

A Major Design Review permit (RCMC Chapter 23.141) requires Findings which are addressed below:

Major Design Review Findings:

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.***

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. The proposed building architecture was

reviewed for quality of design, use of variety of materials and colors, and for compatibility with the existing buildings. The renovated architecture is a modern design that is consistent with the City's Design Guidelines.

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.

Conditional Use Permit:

The conditional use permit (CUP) is required for a self-storage use within the Office and Industrial Mixed Use Zoning District per the Zoning Code and the Folsom Boulevard Specific Plan Chapter 2 Table 2-1 *Land Use Plan and Allowed Uses*. The CUP provides a process for the City Council to review decisions regarding uses which, due to the nature of their impacts on surrounding land uses and public facilities, require a case-by-case review and analysis.

The City Council may approve or approve with conditions an application for a conditional use permit after finding all of the following. If the City Council does not make all of these findings, the conditional use permit shall not be approved.

Findings:

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 and self-storage does not create ongoing noise or visual impacts. There will be minimal impact to adjacent properties that can be mitigated through design and operational standards. Screening that includes an opaque gate, masonry wall, and existing and proposed landscaping are 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. The roll-up doors will be re-located from the front of the building to the eastern side of the building. The re-location of the doors will be located further away from the existing residential neighborhood therefore, reducing noise from the roll-up door operation. No new lights are proposed on the site. Down-shield architectural lights on the building will replace the nonconforming industrial building spot-light type fixture.

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 to serve the proposed use.

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 10 percent parking reduction due to enhanced landscaping area that was originally parking spaces that were paved. No other components of the proposed project are considered non-conforming.

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. Applicant's Market Analysis.
3. Self-Storage Facility Unit, Type, and Occupancy Rate Information Table.
4. Property Owner Letter.
5. 500' Radius Map with Mailing Labels.
6. 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.

ATTACHMENT 1

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

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 and self-storage does not create ongoing noise or visual impacts. There will be minimal impact to adjacent properties that can be mitigated through design and operational standards. Screening that includes an opaque gate, masonry wall, and existing and proposed landscaping are provided along the outdoor RV storage parking area. The site will be controlled access

ATTACHMENT 1

with several security cameras installed inside and outside of the building. The roll-up doors will be re-located from the front of the building to the eastern side of the building. The re-location of the doors will be located further away from the existing residential neighborhood therefore, reducing noise from the roll-up door operation. No new lights are proposed on the site. Down-shield architectural lights on the building will replace the nonconforming industrial building spot-light type fixture.

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.

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. No other components of the proposed project are considered non-conforming.

- 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.

ATTACHMENT 1

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.***

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

AGENDA ITEM 15.1



PRELIMINARY PLANTING LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SIZE
PROPOSED TREES		
	PRUNUS C. 'KRAUTER VESUVIUS' / PURPLE LEAF PLUM	24" BOX STANDARD
	GEIJERA 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	
	CEDRUS DEODARA / DEODAR CEDAR	
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

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

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NO.	DATE	BY
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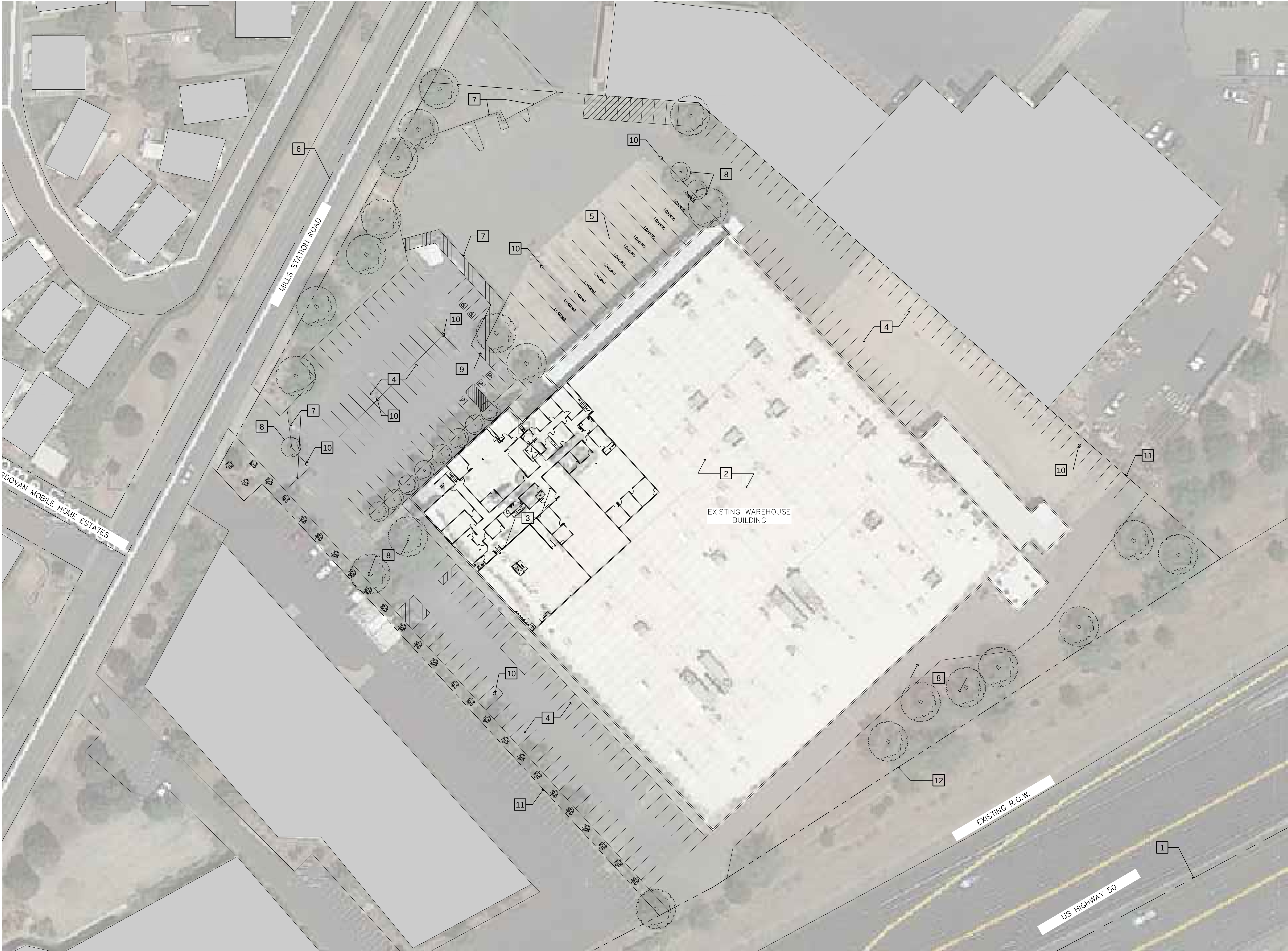
ISSUE DATES	
DESIGN APPROVAL:	
PERMIT SUBMITTAL:	
PERMIT RECEIVED:	
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CONSTR. DOCS:	

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 PLAN

L1.1

58



- ### KEY NOTES
- 1 EXISTING FREEWAY.
 - 2 EXISTING 2 STORY WAREHOUSE MANUFACTURING FACILITY TO BE NEW 2 STORY SELF STORAGE BUILDING
 - 3 EXISTING OFFICE AREA.
 - 4 EXISTING PARKING SPACES.
 - 5 EXISTING LOADING PARKING SPACES.
 - 6 EXISTING MILLS STATION ROAD CENTER LINE.
 - 7 EXISTING 6' HIGH CHAIN LINK FENCE AND GATE TO BE REMOVED.
 - 8 EXISTING TREES TO BE REMOVED.
 - 9 EXISTING DIRECT ROUTE, ACCESSIBLE PATH OF TRAVEL.
 - 10 EXISTING LIGHT POLE, NO LIGHT POLES TO BE REMOVED OR ADDED.
 - 11 EXISTING CHAIN LINK FENCE TO BE REMOVED.
 - 12 EXISTING CHAIN LINK FENCE TO REMAIN

- ### SITE PLAN GENERAL NOTES
- 1. 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.
 - 2. FIRE HYDRANTS ARE EXISTING AND IN ACCORDANCE WITH THE LOCAL FIRE DEPARTMENT STANDARDS.
 - 3. ALL PARKING STALL STRIPING SHALL BE PER CURRENT CITY OF RANCHO CORDOVA STANDARDS.
 - 4. ALL DIMENSIONS ARE TO BE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB, PROPERTY LINE, OR CENTERLINE OF PARKING STALL UNLESS NOTED OTHERWISE.
 - 5. - (A) 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.

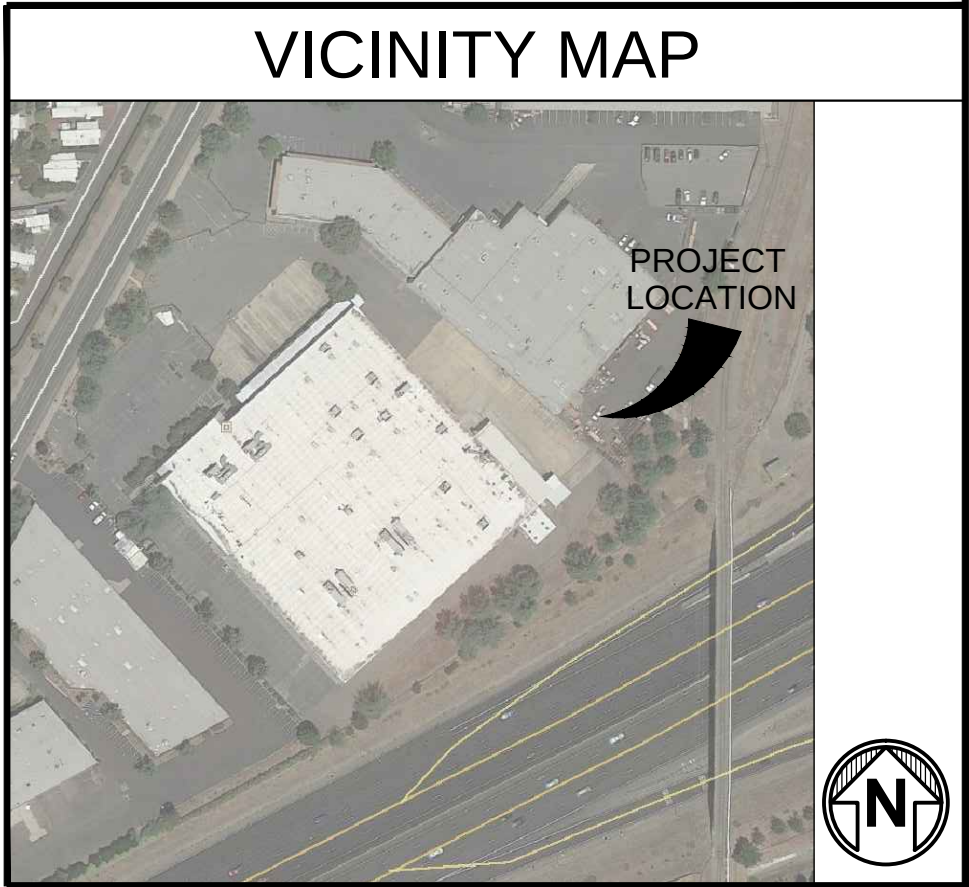


EXHIBIT A

REGISTERED ARCHITECT
MARKER R. ANDERSON
No. C20641
Ren. 11/11
STATE OF CALIFORNIA

DESIGN & CONSTRUCTION: The information contained in this document is the property of the Architect. It is to be used only for the project and site described herein. No part of this plan may be copied, reproduced, or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the express written approval of the Architect. The Architect assumes no responsibility for the construction of the project or for the performance of the contractor. The contractor is to use this set of plans for the construction of the project and is to be responsible for the construction of the project in accordance with the plans and specifications. The Architect is not responsible for the construction of the project or for the performance of the contractor.

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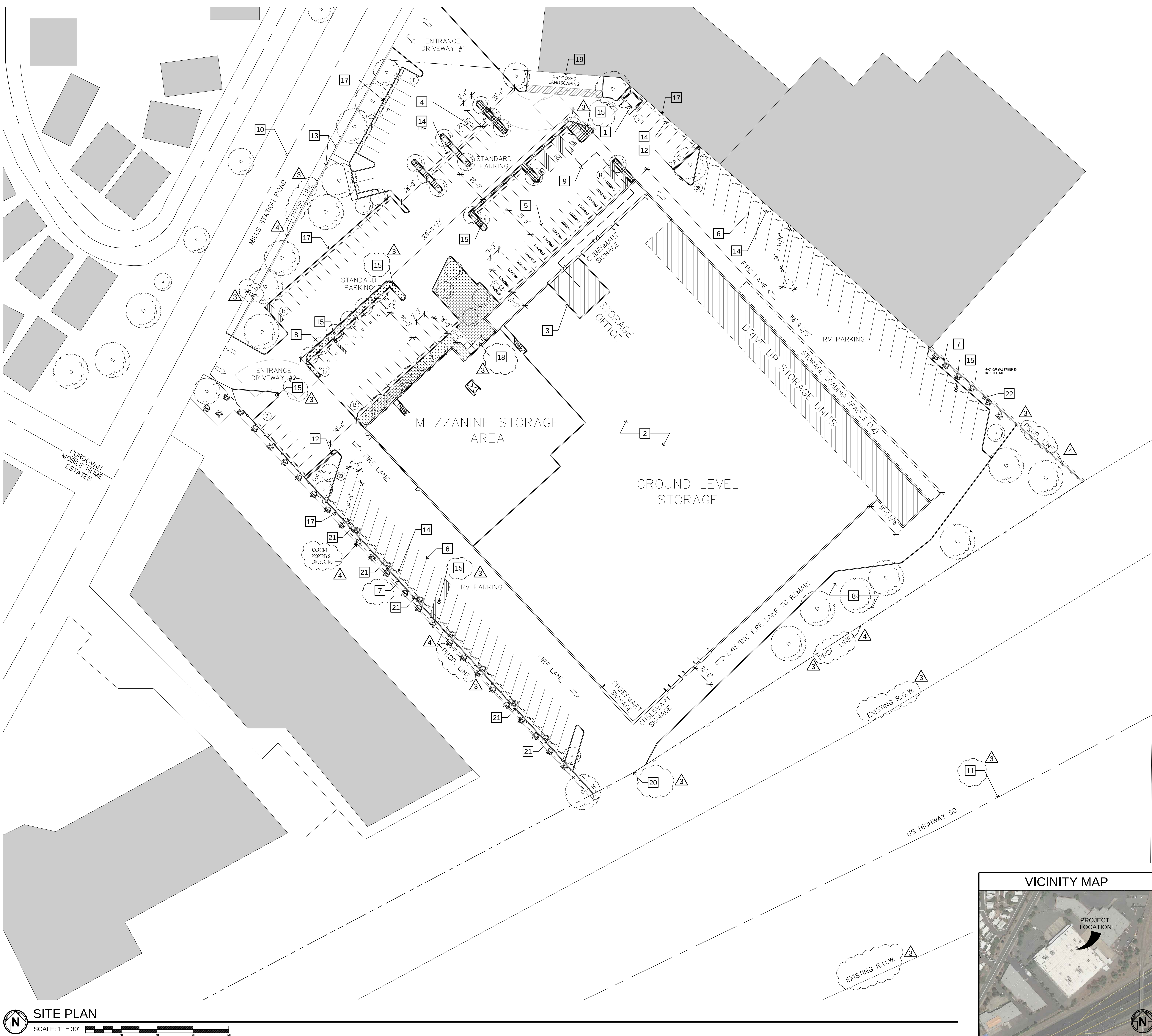
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PLOT DATE:	16-041_A10 - 1
CAD FILE:	EXISTING SITE PLAN
JOB NUMBER:	16-041
CHECKED:	PA
DRAWN:	YM
STATUS:	PRELIM

EXISTING SITE PLAN

A1.0

59



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.
- 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.
- [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 TIRE-BLOCK OR GRASS-SIDE 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

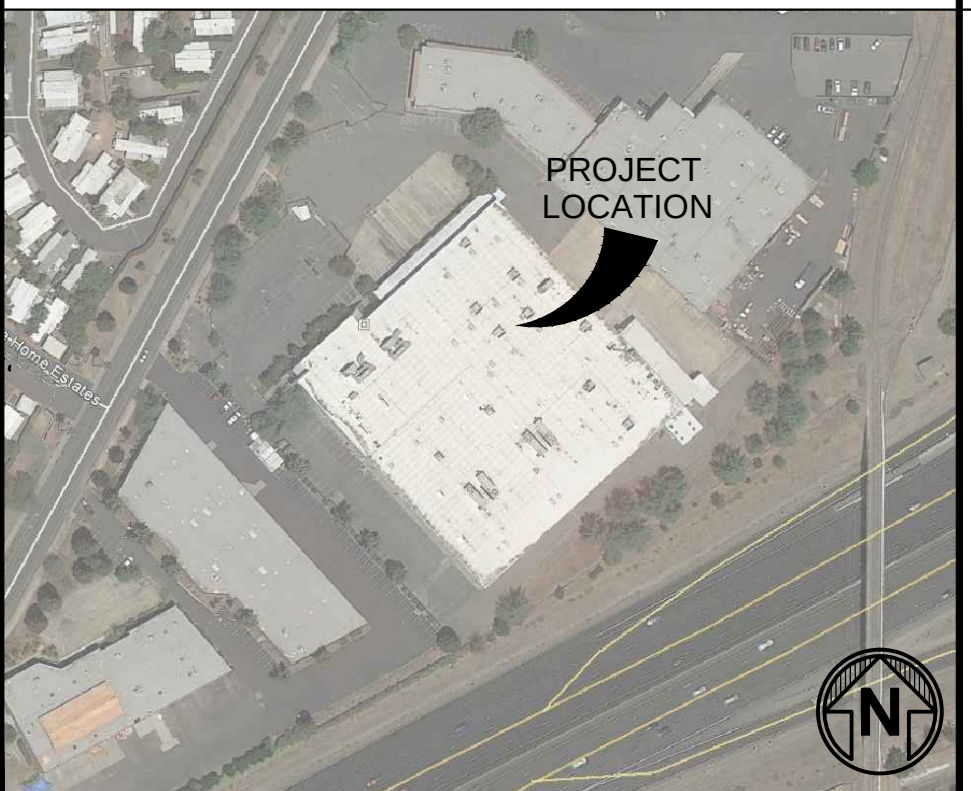


EXHIBIT A

REGISTERED ARCHITECT
MARK R. ANDREWS
No. C20641
Ren. 11/11
STATE OF CALIFORNIA

AGENDA ITEM 15.1

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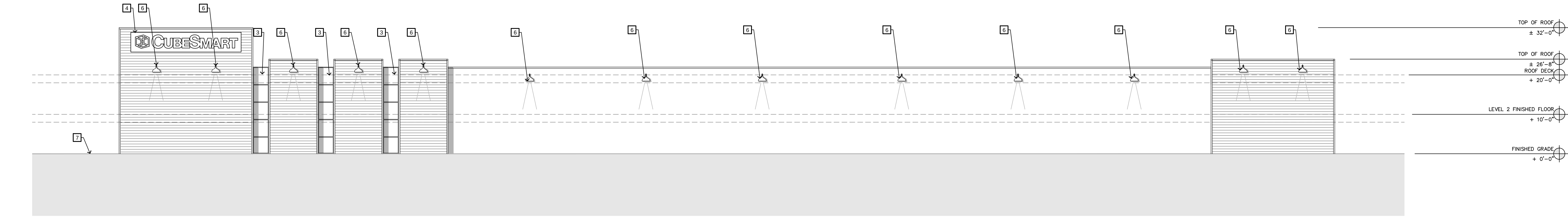
NORTH AMERICAN SELF STORAGE
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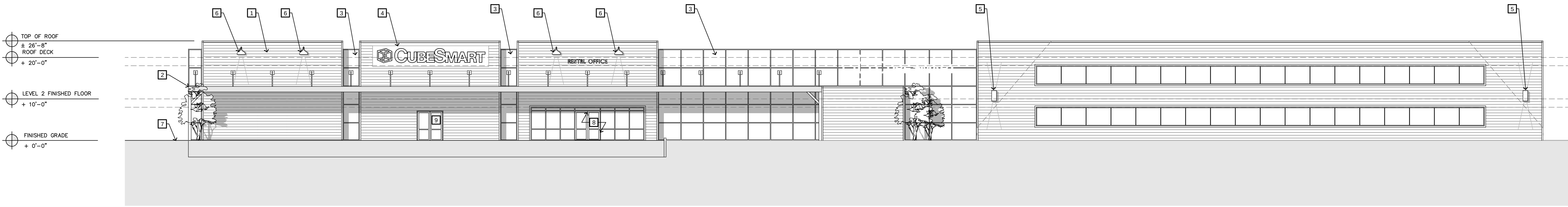
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DESIGN APPROVAL:	
PERMIT SUBMITTAL:	
PERMIT RECEIVED:	
BID DOCS:	
CONSTR. DOCS:	

30"x42" SCALE: AS NOTED
PLOT DATE:
CAD FILE: 16-041_A11
JOB NUMBER: 16-041
CHECKED: PA
DRAWN: YM
STATUS: PRELIM

SITE PLAN
A1.1



SOUTH ELEVATION (US HIGHWAY 50)
SCALE: 3/32" = 1'-0"



NORTH ELEVATION (MILLS STATION RD)
SCALE: 3/32" = 1'-0"

KEY NOTES	
1	HORIZONTAL ARCHITECTURAL EXPOSED FASTENING, CORRUGATED METAL WALL PANEL SYSTEM, PAINTED SHERWIN WILLIAMS GRIZZLE GRAY SW 7066
2	METAL CLAD LOADING CANOPY WITH STEEL ROD TIE BACK SUPPORTS
3	METAL WALL PANEL SYSTEM, PAINTED SHERWIN WILLIAMS ARGOS SW 7065
4	PROPOSED CUBE SMART SIGNAGE LOCATION
5	OUTDOOR SCENE 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

EXHIBIT A

REGISTERED ARCHITECT
MARK R. ANDERSON
No. C20641
Ren. ALL
STATE OF CALIFORNIA

NO. DATE DATE BY

1	06/13/16	REV 1	
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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_A31

JOB NUMBER: 16-041

CHECKED: PA

DRAWN: YM

STATUS: PRELIM

NORTH AMERICAN SELF STORAGE

RANCHO CORDOVA

FULL RE-MODEL

9950 MILLS STATION ROAD

SACRAMENTO, CA 95827

MAGELLAN

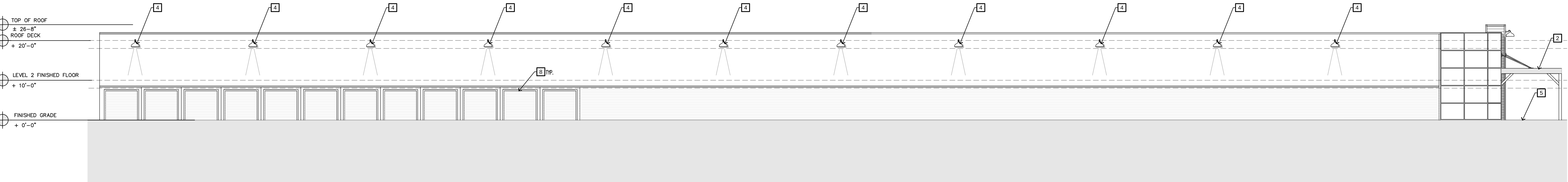
ARCHITECTURE

10540 Talbert Ave. Suite 265

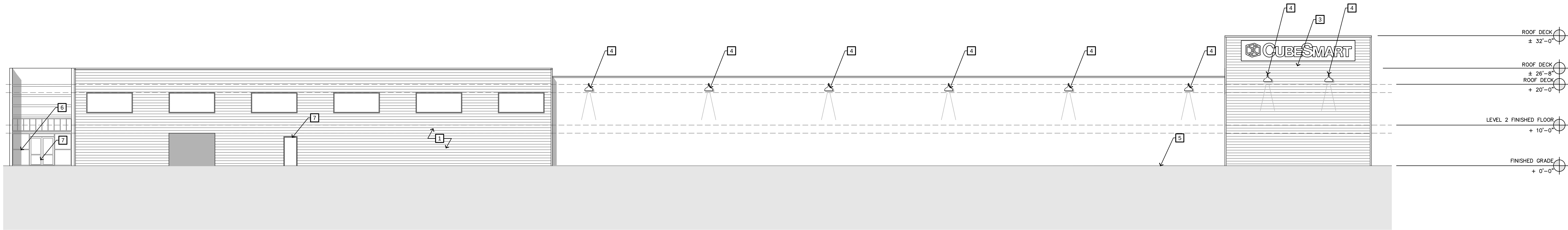
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EAST ELEVATION (EAST PROPERTY LINE)
SCALE: 3/32"=1'-0"



WEST ELEVATION (WEST PROPERTY LINE)
SCALE: 3/32" = 1'-0"

KEY NOTES

- 1 HORIZONTAL ARCHITECTURAL EXPOSED FASTENING, CORRUGATED METAL WALL PANEL SYSTEM, PAINTED SHERWIN WILLIAMS GRIZZLE GRAY SW 7065
- 2 METAL CLAD LOADING CANOPY WITH STEEL ROD TIE BACK SUPPORTS
- 3 PROPOSED CUBESMART SIGNAGE LOCATION
- 4 OUTDOOR GOOSENECK LAMP DOWN LIGHTING FIXTURE
- 5 EXISTING GRADE LINE
- 6 2" x 4 1/2" STOREFRONT SYSTEM WITH 1" INSULATED LOW E CLEAR GLAZING AND BRONZE ANODIZED FRAMES
- 7 HOLLOW METAL ACCESS DOOR WITH VISION LITE
- 8 8'-8" WIDE X 7' TALL ROLL-UP STORAGE DOORS BEYOND, PAINTED SHERWIN WILLIAMS POSITIVE RED SW 6871

EXHIBIT A

REGISTERED ARCHITECT

MARK R. ANDERSON

No. C20641

Ren. 4/11

STATE OF CALIFORNIA

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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_A32
JOB NUMBER:	16-041
CHECKED:	PA
DRAWN:	YM
STATUS:	PRELIM

ELEVATIONS

A3.2

39

		<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 December 19, 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 applicable decision making body.	General	On-Going	Planning/ Building /Public Works	

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date & Signature)</u>
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@cityofranchocordova.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) in paleontology or geology, to evaluate and make recommendations as to disposition, mitigation and/or salvage. The recommendation shall be implemented before work may proceed.	Construction	Prior to Issuance of Building Permits	Planning/ Building	

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date & Signature)</u>
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.	The gates for the outdoor storage shall be opaque in order to screen from view.	Screening	On-going	Planning	
12.	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					
13.	All trash enclosures and refuse areas shall comply with zoning code regulations and all service provider standards regarding amount, design, and access based upon the project's estimated need and waste pickup schedules. Trash enclosures should try to incorporate the same architectural treatments, materials and colors as the main building in order to properly screen them from view. The gate to the trash enclosure shall be an opaque metal gate.	Architectural	Prior to Issuance of Building Permits	Planning	

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date & Signature)</u>
14.	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	
15.	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	
16.	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	
17.	Construction plans must include all windows and final architectural element details to be reviewed and approved by the Planning Department. This includes all building fixtures, exterior lighting, walkway lighting, parking lot lighting, and street lights on the Site, Utility, Landscape, and Building Plans, prior to the issuance of any permits. The height and style of	Architectural	Prior to Issuance of Building Permits	Planning	

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
	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.				
18.	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	
19.	Utility areas, electrical and gas meters shall be architecturally screened from view.	Architectural	Prior to Issuance of Building Permits	Planning/ Building/ Public Works	
20.	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	
21.	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	Infrastructure	Prior to Issuance of Building Permits	Planning/ Building	

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date & Signature)</u>
	the easement area including trash enclosures, wells and man-made reservoirs, lakes, water detention/retention basins or similar bodies of water.				
22.	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. 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.	Fire	Prior to Issuance of Building Permits	Fire	

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
Prior to Final inspection/Certificate of Occupancy					
23.	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	
24.	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	

October 18, 2016

Dear June

Your question regarding self-storage competition in the Rancho Cordova area is both important and highly relevant. The project we are proposing will be the highest quality self-storage facility in Rancho Cordova, and will be a fully climate controlled facility, with a modern office, and a state-of-the-art security system and cameras throughout the facility. The proposed project will also be a significant improvement to the existing structure, and will be a major improvement to the area.

There are no other climate controlled self-storage facilities within a three-mile radius of the property. In fact, our property manager the publicly traded REIT CubeSmart (NYSE:CUBE) indicates that there is a shortage of climate controlled self-storage in a ten-mile radius of the property. In addition, the quality of the existing self-storage facilities in the three-mile radius of the property are of fair/marginal quality, with many being older first generation self-storage facilities. We also believe that the significant number of businesses that operate within both the three-mile and five-mile radius of the project represent an unfulfilled need for climate controlled space for business and commercial customers. The project will also generate significantly greater property tax revenue than the current use, and new jobs will be created for both the construction and operation of the facility.

Competition

There are twelve competitive self-storage properties, all non-climate facilities within the 3-mile radius of the property and all of these properties would be inferior to the proposed project and range in quality from a "C-" to a "B+". The competitive properties include three Public Storage facilities, located 0.36 miles, 2.97 miles and 2.97 miles, respectively from the subject property, one CubeSmart facility located 1.30 miles from the subject property and one U-Haul facility located 0.38 miles from the subject property. There are seven additional non-REIT/non-Public facilities in the three-mile. Occupancy rates for the facilities in the three-mile is 90%+, including a 95%+ occupancy rate for the CubeSmart facility located 1.30 miles from the subject property. The proposed project would be the highest quality facility within the 3-mile radius. Assuming 54,000 SF of Net Rentable Area ("NRA") per property (assumption based primarily on individual building measurements using Google Earth) the self-storage space in the 3 mile radius is 648,000 SF, or 6.90 SF per capita (all non-climate controlled NRA) indicating a solid conversion opportunity, especially considering the lack of climate controlled self-storage in the 3-mile radius. Given the subject property's excellent visibility and easy access from the I-50, undersupplied market relative to population, marginal quality of existing competitive product, the 3 and 5 mile radius population of the subject property, strong demographic and growth trends in the overall MSA, the subject property represents a compelling improvement to the existing market.

Additional Information

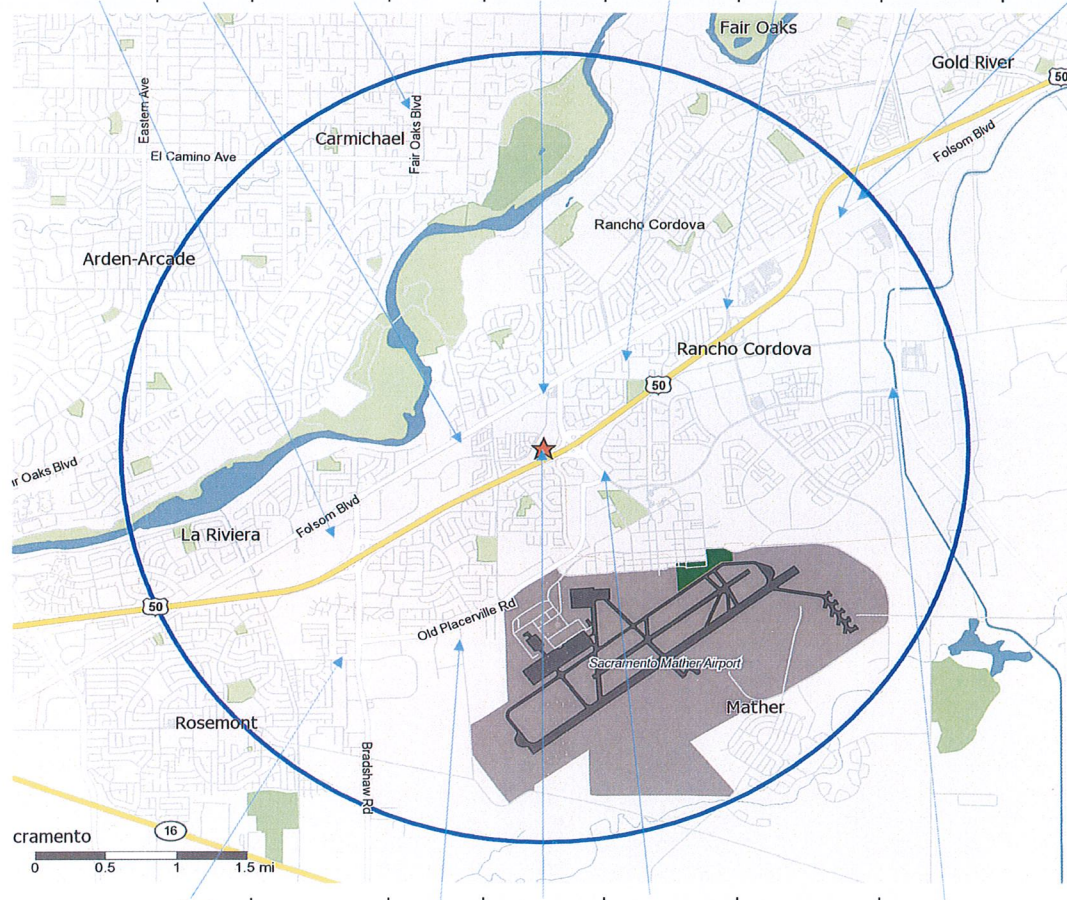
We are including the following information with this memo for your reference/review:

- Map of the Competing Properties within the 3-Mile radius of the subject property

- A complete demographic report for the subject property showing, among other things, the 1, 3, and 5 mile radius 2016 population to the subject property, the 1, 3, and 5 mile 2016 Average and Median Household Income to the subject property, and one overview map and one aerial map of the subject property

SUBJECT PROPERTY
9950 MILLS STATION ROAD
COMPETING PROPERTIES MAP

Tiger Storage 9609 Oates Dr	Horn Storage 9973 Horn Rd	Public Storage 6536 Fair Oaks Blvd		Uhaul 10161 Mills Station Rd	Guard Dog SS 10333 White Rock Rd	Cubesmart 10651 White Rock Rd	U Stor 11033 Folsom Blvd	Public Storage 2656 Sunrise Blvd
1.64/2.10 miles	.56/.60 miles	2.97/10.0 miles		.38/.40 miles	.62/.70 miles	1.30/2.7 miles	2.76/4.4 miles	2.97/4.4 miles



Kiefer Storage 9604 Kiefer Blvd	At Your Door 3801 Happy Lane	SUBJECT PROPERTY	Public Storage 3200 Mather Field Rd	Superior SS 3291 Sunrise Blvd
2.76/4 miles	1.58/2 miles		.36/1.1 miles	2.6/3.4 miles

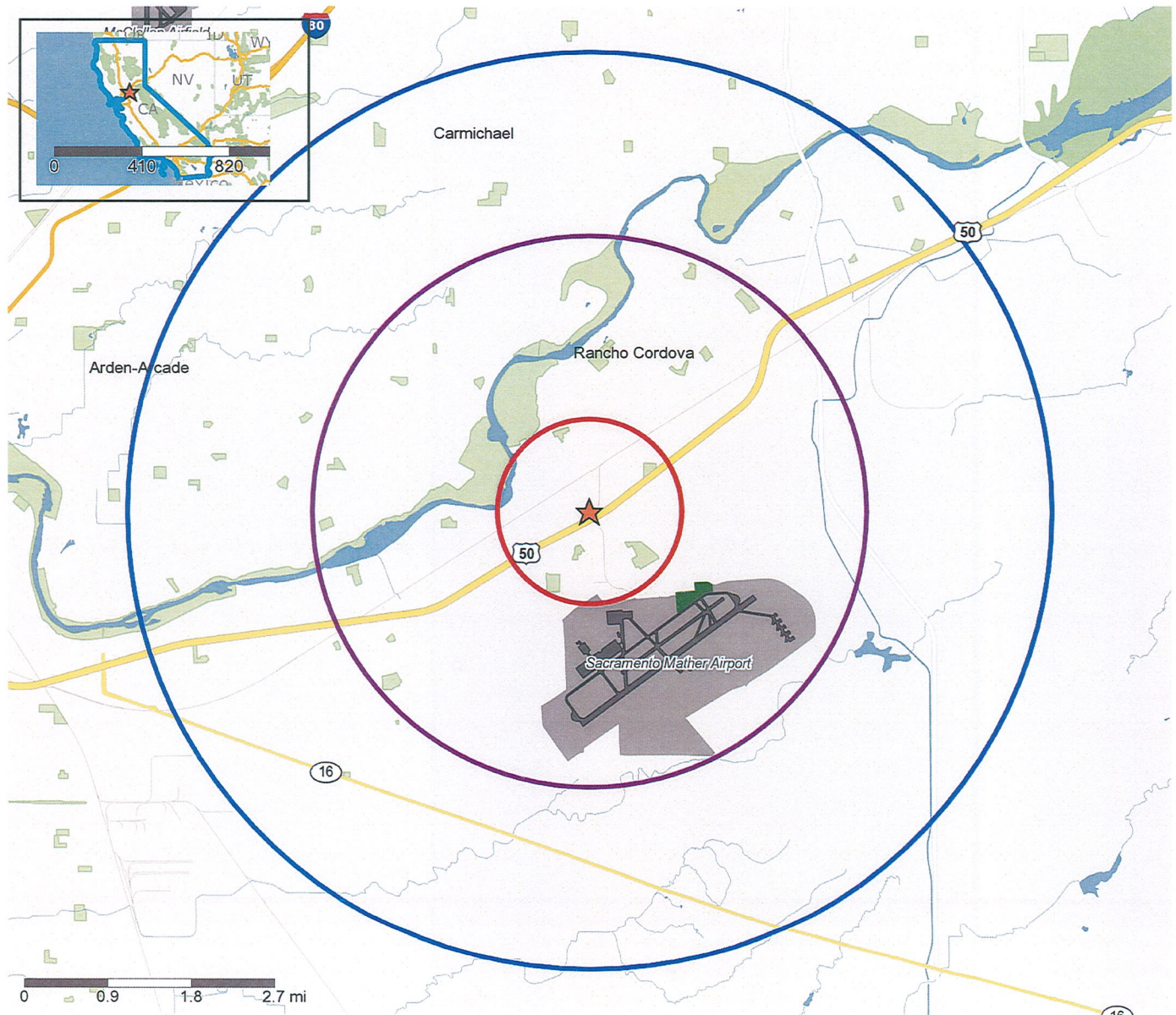
Circle Indicates 3-Mile Radius to Property

First Mileage Reference is actual ("as the crow flies") distance to Subject Property. Second mileage reference is driving distance to Subject Property

Site Selection

October 18, 2016

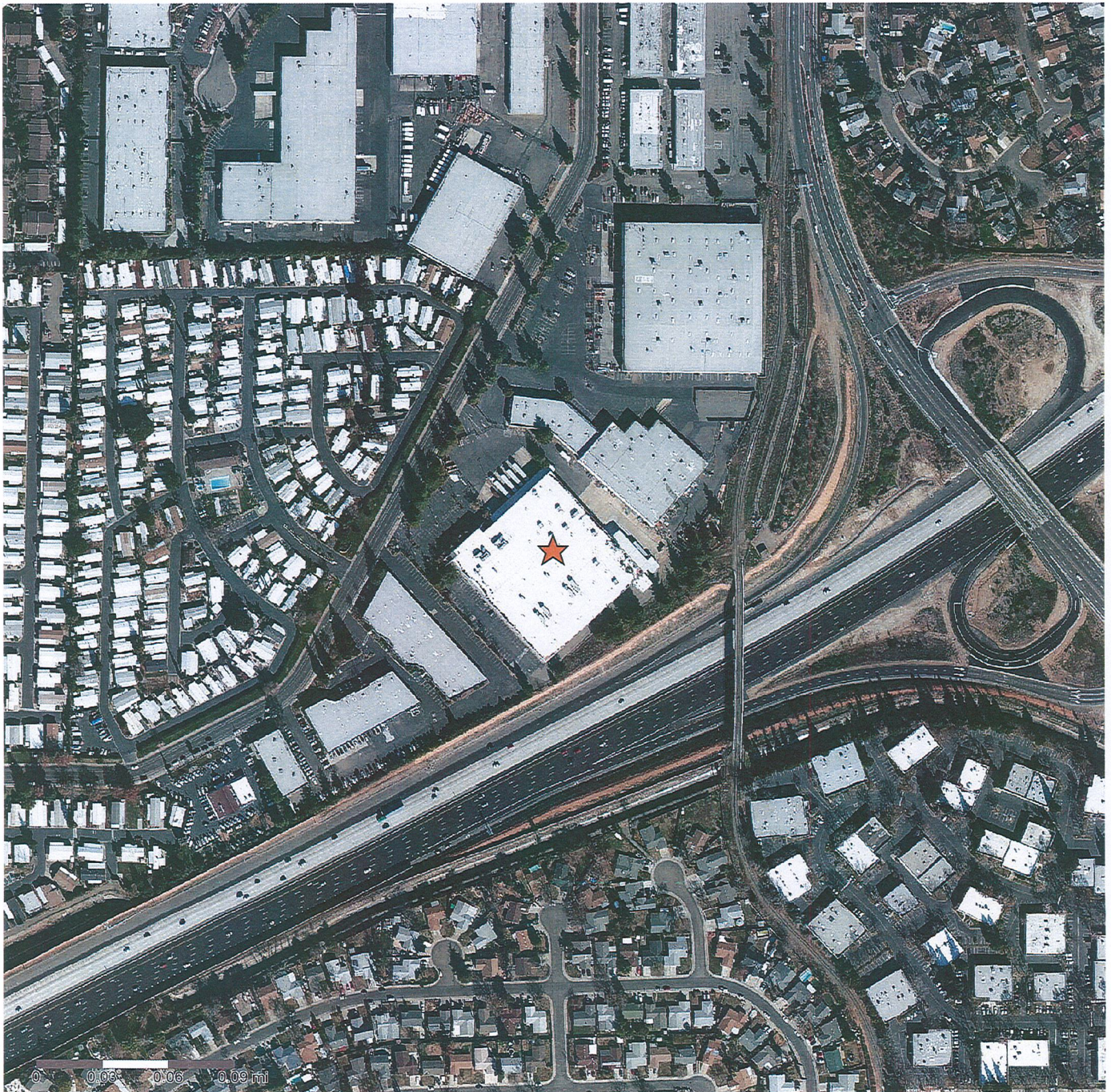
Overview map showing the requested trade area(s) around My Site, 9950 Mills Station Rd, Sacramento, CA, 95827:



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- N Trade Areas (in miles) - 1
- N Trade Areas (in miles) - 3
- N Trade Areas (in miles) - 5

Aerial map around My Site, 9950 Mills Station Rd, Sacramento, CA, 95827:



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Complete Demographic Comparison Report for My Site, 9950 Mills Station Rd, Sacramento, CA, 95827:

	1 mile(s)	3 mile(s)	5 mile(s)
2016A Demographics:			
Employees	18,137	266,114	312,378
Establishments*	684	3,259	8,533
Total Population	21,621	94,515	220,808
Total Households	7,751	35,265	88,297
Female Population	10,990	48,359	114,622
% Female	50.8%	51.2%	51.9%
Male Population	10,631	46,156	106,186
% Male	49.2%	48.8%	48.1%
Population Density (per Sq. Mi.)	6,874.04	3,338.89	2,808.16
Employed Civilian Population 16+			
Total	9,720	41,271	98,040
White Collar	56.9%	64.6%	68.7%
Blue Collar	43.1%	35.4%	31.3%
Seasonal Population by Quarter:			
Q4 2013	33	143	610
Q1 2014	33	138	600
Q2 2014	38	152	658
Q3 2014	44	166	693
Q4 2014	38	142	634
Q1 2015	44	150	671
Q2 2015	44	150	684
Q3 2015	44	149	649
Q4 2015	44	146	646
Age:			
Age 0 - 4	8.0%	6.5%	6.1%
Age 5 - 14	13.8%	12.6%	11.8%
Age 15 - 19	6.2%	6.4%	5.9%
Age 20 - 24	8.2%	6.8%	6.7%
Age 25 - 34	18.2%	14.8%	14.3%
Age 35 - 44	12.5%	12.2%	12.0%
Age 45 - 54	12.4%	13.3%	13.4%

	1 mile(s)	3 mile(s)	5 mile(s)
Age 55 - 64	10.5%	12.5%	13.3%
Age 65 - 74	6.1%	8.1%	8.7%
Age 75 - 84	3.1%	4.7%	5.0%
Age 85 +	0.9%	2.1%	2.8%
Median Age	32.3	37.3	39.3

Housing Units

Total Housing Units	8,167	36,374	91,143
Occupied Housing Units	94.9%	97.0%	96.9%
Vacant Housing Units	5.1%	3.1%	3.1%

Housing Units by Tenure

Total Households in Tenure	7,751	35,265	88,297
Owner Occupied Housing Units	3,051	19,311	49,477
Owner Occupied free and clear	30.2%	26.8%	27.7%
Owner Occupied with a mortgage or loan	69.8%	73.2%	72.3%
Renter Occupied Housing Units	4,700	15,954	38,820

Race and Ethnicity

American Indian, Eskimo, Aleut	1.1%	1.0%	0.9%
Asian	9.9%	10.0%	9.5%
Black	14.1%	8.8%	7.6%
Hawaiian/Pacific Islander	1.3%	0.9%	0.6%
White	53.1%	64.5%	68.5%
Other	11.9%	7.7%	6.2%
Multi-Race	8.7%	7.2%	6.6%
Hispanic Ethnicity	25.6%	18.8%	16.4%
Not of Hispanic Ethnicity	74.4%	81.2%	83.6%

Race of Hispanics

Hispanics	5,538	17,758	36,141
American Indian	1.8%	2.1%	2.2%
Asian	0.9%	1.4%	1.4%
Black	1.9%	2.1%	2.3%
Hawaiian/Pacific Islander	0.5%	0.4%	0.3%
White	38.6%	42.6%	45.4%
Other	45.7%	39.9%	36.7%
Multi-Race	10.6%	11.4%	11.6%

Race of Non Hispanics

Site Selection

October 18, 2016

	1 mile(s)	3 mile(s)	5 mile(s)
Non Hispanics	16,082	76,757	184,667
American Indian	0.8%	0.7%	0.7%
Asian	13.0%	12.0%	11.1%
Black	18.2%	10.4%	8.7%
Hawaiian/Pacific Islander	1.5%	1.0%	0.7%
White	58.1%	69.5%	73.0%
Other	0.3%	0.3%	0.3%
Multi-Race	8.0%	6.2%	5.6%
Marital Status:			
Age 15 + Population	16,913	76,432	181,217
Divorced	15.6%	13.9%	13.8%
Never Married	37.3%	33.0%	32.7%
Now Married	41.2%	46.6%	46.8%
Now Married - Separated	4.1%	2.6%	2.5%
Widowed	6.0%	6.5%	6.7%
Educational Attainment:			
Total Population Age 25+	13,792	64,002	153,397
Grade K - 8	6.7%	3.9%	2.7%
Grade 9 - 12	9.1%	6.3%	5.7%
High School Graduate	26.0%	21.0%	18.8%
Associates Degree	9.4%	10.1%	9.5%
Bachelor's Degree	12.9%	19.5%	21.4%
Graduate Degree	5.1%	9.6%	12.0%
Some College, No Degree	28.7%	28.0%	28.6%
No Schooling Completed	2.2%	1.6%	1.4%
Household Income:			
Income \$ 0 - \$9,999	6.3%	5.5%	5.4%
Income \$ 10,000 - \$14,999	5.7%	4.9%	5.1%
Income \$ 15,000 - \$24,999	16.8%	10.8%	10.0%
Income \$ 25,000 - \$34,999	13.3%	10.8%	10.2%
Income \$ 35,000 - \$49,999	16.4%	14.4%	14.1%
Income \$ 50,000 - \$74,999	17.6%	19.0%	18.4%
Income \$ 75,000 - \$99,999	10.6%	12.6%	12.9%
Income \$100,000 - \$124,999	5.8%	8.5%	8.5%
Income \$125,000 - \$149,999	2.9%	4.4%	4.9%
Income \$150,000 +	4.6%	9.2%	10.5%
Average Household Income	\$59,639	\$77,272	\$80,739

	1 mile(s)	3 mile(s)	5 mile(s)
Median Household Income	\$41,014	\$54,482	\$56,691
Per Capita Income	\$21,438	\$29,043	\$32,480

Poverty: Status of Families by Family Type/Presence of Children 18 Yrs and Under

Total Families (Family Households)	4,945	23,068	54,769
Husband-Wife Family, Own Children, Below Poverty	263	911	1,562
Husband-Wife Family, No Own Children, Below Poverty	181	369	611
Male Householder, Own Children, Below Poverty	102	252	533
Male Householder, No Own Children, Below Poverty	16	37	106
Female Householder, Own Children, Below Poverty	330	1,024	2,405
Female Householder, No Own Children, Below Poverty	41	222	461
Husband-Wife Family, Own Children, At/Above Poverty	996	5,416	13,424
Husband-Wife Family, No Own Children, At/Above Poverty	1,429	9,010	22,522
Male Householder, Own Children, At/Above Poverty	175	745	1,682
Male Householder, No Own Children, At/Above Poverty	238	964	2,187
Female Householder, Own Children, At/Above Poverty	520	1,779	4,065
Female Householder, No Own Children, At/Above Poverty	653	2,340	5,210

Poverty: Popn, Ratio of Income to Poverty Level

Total Population for whom poverty status is determined	21,621	94,515	220,808
Less Than .50	2,049	6,667	16,174
.50 - .99	2,993	9,710	21,438
1.00 - 1.24	2,013	5,736	10,528
1.25 - 1.49	1,448	4,721	10,198
1.50 - 1.84	1,279	6,685	13,280
1.85 - 1.99	1,095	2,890	5,108
2.00+	10,744	58,107	144,083

Poverty: Popn by Race**By Race**

White, Below Poverty Level	2,256	8,408	19,849
White, Above Poverty Level	9,224	52,507	131,333
Black, Below Poverty Level	802	2,177	4,917
Black, Above Poverty Level	2,241	6,152	11,909
AI/Alaskan Native, Below Poverty Level	60	185	475
AI/Alaskan Native, Above Poverty Level	173	709	1,556
Asian, Below Poverty Level	532	1,423	2,969
Asian, Above Poverty Level	1,604	8,042	18,007
NH/PI, Below Poverty Level	35	136	324
NH/PI, Above Poverty Level	237	675	1,092
Some Other Race, Below Poverty Level	745	2,286	4,724

	1 mile(s)	3 mile(s)	5 mile(s)
Some Other Race, Above Poverty Level	1,832	4,997	9,047
2+ Races, Below Poverty Level	611	1,761	4,354
2+ Races, Above Poverty Level	1,268	5,055	10,253

Poverty: Popn by Ethnicity**Hispanic/Latino**

Hispanic/Latino, Below Poverty Level	1,832	5,044	10,916
Hispanic/Latino, Above Poverty Level	3,706	12,714	25,225
Non-Hispanic/Latino, Below Poverty Level	3,209	11,333	26,696
Non-Hispanic/Latino, Above Poverty Level	12,873	65,424	157,972

Non-Hispanic/Latino by Race

White, Below Poverty Level	1,417	6,437	15,564
White, Above Poverty Level	7,924	46,905	119,192
Other than White, Below Poverty Level	3,624	9,940	22,048
Other than White, Above Poverty Level	8,655	31,233	64,004

Vehicles Available

0 Vehicles Available	7.4%	8.3%	8.1%
1 Vehicle Available	44.5%	38.9%	39.1%
2+ Vehicles Available	48.1%	52.7%	52.8%
Average Vehicles Per Household	1.76	1.82	1.82
Total Vehicles Available	13,636	64,348	160,397

2021 Demographics:

Total Population	22,028	98,097	228,559
Total Households	7,897	36,510	91,051
Female Population	11,166	50,132	118,305
% Female	50.7%	51.1%	51.8%
Male Population	10,862	47,966	110,254
% Male	49.3%	48.9%	48.2%
Population Density (per Sq. Mi.)	7,003.73	3,465.46	2,906.73

Employed Civilian Population 16+

Total	9,999	43,503	102,459
% White Collar	56.9%	64.7%	68.9%
% Blue Collar	43.1%	35.3%	31.1%

	1 mile(s)	3 mile(s)	5 mile(s)
Age:			
Age 0 - 4	7.9%	6.4%	6.1%
Age 5 - 14	13.9%	12.5%	11.8%
Age 15 - 19	5.7%	6.0%	5.6%
Age 20 - 24	7.0%	6.3%	6.1%
Age 25 - 34	18.5%	15.0%	14.5%
Age 35 - 44	13.3%	12.6%	12.3%
Age 45 - 54	11.2%	12.1%	12.1%
Age 55 - 64	10.8%	12.6%	13.3%
Age 65 - 74	7.2%	9.2%	10.1%
Age 75 - 84	3.6%	5.0%	5.4%
Age 85 +	1.0%	2.3%	2.9%
Median Age	33.3	37.9	39.7
Housing Units			
Total Housing Units	8,305	37,605	93,940
Occupied Housing Units	95.1%	97.1%	96.9%
Vacant Housing Units	4.9%	2.9%	3.1%
Housing Units by Tenure			
Total Households in Tenure	7,897	36,510	91,051
Owner Occupied Housing Units	3,071	19,967	50,955
Owner Occupied free and clear	30.4%	26.5%	27.5%
Owner Occupied with a mortgage or loan	69.6%	73.5%	72.5%
Renter Occupied Housing Units	4,827	16,543	40,096
Race and Ethnicity			
American Indian, Eskimo, Aleut	1.1%	0.9%	0.9%
Asian	10.5%	11.3%	10.8%
Black	13.9%	8.7%	7.6%
Hawaiian/Pacific Islander	1.3%	0.9%	0.7%
White	50.8%	61.9%	65.9%
Other	12.9%	8.2%	6.7%
Multi-Race	9.5%	8.0%	7.4%
Hispanic Ethnicity	27.5%	20.1%	17.6%
Not of Hispanic Ethnicity	72.5%	79.9%	82.4%
Race of Hispanics			
Hispanics	6,054	19,691	40,183
American Indian	1.7%	2.0%	2.1%

	1 mile(s)	3 mile(s)	5 mile(s)
Asian	0.8%	1.3%	1.4%
Black	1.9%	2.1%	2.3%
Hawaiian/Pacific Islander	0.5%	0.4%	0.3%
White	38.3%	42.5%	45.4%
Other	46.1%	40.0%	36.8%
Multi-Race	10.7%	11.7%	11.8%
Race of Non Hispanics			
Non Hispanics	15,974	78,406	188,377
American Indian	0.8%	0.7%	0.7%
Asian	14.2%	13.7%	12.8%
Black	18.4%	10.4%	8.8%
Hawaiian/Pacific Islander	1.6%	1.0%	0.7%
White	55.5%	66.8%	70.3%
Other	0.3%	0.3%	0.3%
Multi-Race	9.1%	7.1%	6.5%
Marital Status:			
Age 15 + Population	17,227	79,519	187,765
Divorced	15.6%	13.9%	13.6%
Never Married	37.4%	33.2%	32.8%
Now Married	41.0%	46.5%	46.9%
Now Married - Separated	4.0%	2.6%	2.5%
Widowed	6.0%	6.4%	6.7%
Educational Attainment:			
Total Population Age 25+	14,434	67,497	161,071
Grade K - 9	6.6%	3.8%	2.6%
Grade 9 - 12	9.0%	6.1%	5.5%
High School Graduate	26.0%	20.8%	18.7%
Associates Degree	9.4%	10.2%	9.6%
Bachelor's Degree	13.0%	19.8%	21.7%
Graduate Degree	5.1%	9.6%	12.0%
Some College, No Degree	28.7%	28.0%	28.5%
No Schooling Completed	2.2%	1.6%	1.4%
Household Income:			
Income \$ 0 - \$9,999	4.7%	3.9%	3.8%
Income \$ 10,000 - \$14,999	5.1%	4.3%	4.4%
Income \$ 15,000 - \$24,999	14.6%	9.3%	8.6%
Income \$ 25,000 - \$34,999	12.2%	9.3%	8.8%

Site Selection

October 18, 2016

	1 mile(s)	3 mile(s)	5 mile(s)
Income \$ 35,000 - \$49,999	15.5%	12.8%	12.4%
Income \$ 50,000 - \$74,999	16.4%	17.1%	16.5%
Income \$ 75,000 - \$99,999	12.8%	14.5%	14.7%
Income \$100,000 - \$124,999	8.1%	10.9%	10.9%
Income \$125,000 - \$149,999	4.2%	6.1%	6.6%
Income \$150,000 +	6.4%	11.8%	13.4%
Average Household Income	\$69,886	\$90,009	\$94,143
Median Household Income	\$47,291	\$65,517	\$68,499
Per Capita Income	\$25,110	\$33,703	\$37,690

Vehicles Available

0 Vehicles Available	7.4%	8.3%	8.1%
1 Vehicle Available	44.4%	38.7%	38.8%
2+ Vehicles Available	48.2%	53.0%	53.1%
Average Vehicles Per Household	1.76	1.83	1.82
Total Vehicles Available	13,907	66,822	165,985

2010 Demographics:

Total Population	20,418	89,562	208,747
Total Households	7,378	33,558	83,637
Female Population	10,387	45,733	108,204
% Female	50.9%	51.1%	51.8%
Male Population	10,031	43,829	100,542
% Male	49.1%	48.9%	48.2%
Population Density (per Sq. Mi.)	6,491.65	3,163.94	2,654.77

Employed Civilian Population 16+

Total	8,990	38,459	92,057
% White Collar	57.7%	64.9%	68.8%
% Blue Collar	42.3%	35.1%	31.2%

Age:

Age 0 - 4	8.4%	6.9%	6.4%
Age 5 - 14	14.0%	13.0%	12.2%
Age 15 - 19	7.6%	7.3%	6.6%
Age 20 - 24	8.5%	6.9%	7.0%
Age 25 - 34	16.8%	14.2%	13.6%
Age 35 - 44	12.6%	12.4%	12.3%

Site Selection

October 18, 2016

	1 mile(s)	3 mile(s)	5 mile(s)
Age 45 - 54	13.6%	14.5%	14.6%
Age 55 - 64	9.7%	11.6%	12.5%
Age 65 - 74	5.1%	6.7%	7.2%
Age 75 - 84	2.8%	4.5%	5.0%
Age 85 +	0.8%	1.9%	2.6%
Median Age	31.3	36.3	38.4
Housing Units			
Total Housing Units	8,147	36,160	90,309
Occupied Housing Units	90.6%	92.8%	92.6%
Vacant Housing Units	9.4%	7.2%	7.4%
Housing Units by Tenure			
Total Households in Tenure	7,378	33,558	83,637
Owner Occupied Housing Units	3,048	18,941	48,317
Owner Occupied free and clear	26.6%	24.0%	25.4%
Owner Occupied with a mortgage or loan	73.4%	76.0%	74.6%
Renter Occupied Housing Units	4,329	14,617	35,320
Race and Ethnicity			
American Indian, Eskimo, Aleut	1.1%	1.0%	1.0%
Asian	9.0%	9.0%	8.5%
Black	14.4%	8.9%	7.7%
Hawaiian/Pacific Islander	1.2%	0.8%	0.6%
White	55.2%	66.3%	70.3%
Other	11.1%	7.3%	5.9%
Multi-Race	8.0%	6.7%	6.2%
Hispanic Ethnicity	24.0%	17.8%	15.5%
Not of Hispanic Ethnicity	76.0%	82.2%	84.5%
Race of Hispanics			
Hispanics	4,902	15,939	32,460
American Indian	1.9%	2.2%	2.3%
Asian	1.0%	1.5%	1.5%
Black	2.0%	2.3%	2.5%
Hawaiian/Pacific Islander	0.5%	0.5%	0.3%
White	38.6%	42.4%	45.1%
Other	45.5%	39.6%	36.5%
Multi-Race	10.5%	11.6%	11.8%

1 mile(s) 3 mile(s) 5 mile(s)

Race of Non Hispanics

Non Hispanics	15,516	73,624	176,287
American Indian	0.9%	0.7%	0.7%
Asian	11.6%	10.7%	9.7%
Black	18.2%	10.4%	8.6%
Hawaiian/Pacific Islander	1.3%	0.9%	0.6%
White	60.4%	71.5%	74.9%
Other	0.3%	0.3%	0.3%
Multi-Race	7.2%	5.6%	5.2%

Marital Status:

Age 15 + Population	15,836	71,689	169,882
Divorced	15.2%	12.9%	13.0%
Never Married	37.1%	34.2%	33.7%
Now Married	43.1%	46.7%	46.3%
Now Married - Separated	5.4%	3.0%	2.7%
Widowed	4.7%	6.2%	6.9%

Educational Attainment:

Total Population Age 25+	12,551	58,962	141,464
Grade K - 8	7.6%	4.6%	3.1%
Grade 9 - 12	9.8%	7.2%	6.7%
High School Graduate	24.8%	20.2%	18.4%
Associates Degree	8.9%	9.6%	9.0%
Bachelor's Degree	13.2%	18.9%	20.4%
Graduate Degree	4.4%	9.0%	11.5%
Some College, No Degree	28.8%	28.7%	29.5%
No Schooling Completed	2.5%	1.9%	1.5%

Household Income:

Income \$ 0 - \$9,999	6.8%	6.1%	5.5%
Income \$ 10,000 - \$14,999	5.4%	5.2%	5.2%
Income \$ 15,000 - \$24,999	17.8%	11.5%	10.8%
Income \$ 25,000 - \$34,999	14.2%	12.2%	11.5%
Income \$ 35,000 - \$49,999	16.9%	15.5%	15.4%
Income \$ 50,000 - \$74,999	17.2%	18.8%	18.5%
Income \$ 75,000 - \$99,999	9.5%	11.6%	12.0%
Income \$100,000 - \$124,999	5.7%	8.2%	8.4%
Income \$125,000 - \$149,999	2.7%	4.0%	4.6%

	1 mile(s)	3 mile(s)	5 mile(s)
Income \$150,000 +	3.8%	7.1%	8.1%
Average Household Income	\$56,184	\$70,798	\$74,148
Median Household Income	\$39,059	\$49,587	\$51,812
Per Capita Income	\$20,363	\$26,753	\$29,915

Vehicles Available

0 Vehicles Available	7.7%	8.8%	8.3%
1 Vehicle Available	44.9%	40.0%	40.1%
2+ Vehicles Available	47.4%	51.1%	51.6%
Average Vehicles Per Household	1.74	1.80	1.79
Total Vehicles Available	12,860	60,307	150,063

2000 Census Demographics:

Total Population	18,785	83,473	199,296
Total Households	6,780	31,517	81,220
Female Population	9,706	43,027	103,871
% Female	51.7%	51.6%	52.1%
Male Population	9,079	40,445	95,425
% Male	48.3%	48.5%	47.9%

Employed Civilian Population 16+

Total	8,281	37,768	95,624
% White Collar	64.3%	69.8%	73.1%
% Blue Collar	35.7%	30.2%	26.9%

Age:

Age 0 - 4	9.1%	6.9%	6.1%
Age 5 - 14	16.6%	15.3%	13.6%
Age 15 - 19	7.0%	7.3%	6.5%
Age 20 - 24	7.7%	6.8%	6.7%
Age 25 - 34	17.2%	13.9%	13.7%
Age 35 - 44	15.9%	15.9%	15.7%
Age 45 - 54	11.4%	12.8%	14.1%
Age 55 - 64	7.4%	8.9%	9.2%
Age 65 - 74	5.5%	6.9%	7.3%
Age 75 - 84	1.6%	4.0%	5.3%
Age 85 +	0.5%	1.2%	1.8%

Median Age	30.1	34.9	37.2
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	1 mile(s)	3 mile(s)	5 mile(s)
Housing Units			
Total Housing Units	7,230	32,917	84,415
Owner Occupied Housing Units	41.2%	51.6%	54.1%
Renter Occupied Housing Units	52.6%	44.2%	42.1%
Vacant Housing Units	6.2%	4.3%	3.8%
Race and Ethnicity			
American Indian, Eskimo, Aleut	0.8%	1.0%	0.9%
Asian	10.1%	7.7%	6.6%
Hawaiian or other Pacific Islander	1.2%	0.5%	0.3%
Black	14.0%	8.5%	6.4%
White	59.1%	71.4%	76.4%
Other	5.7%	4.2%	3.6%
Two or More Races	9.1%	6.8%	5.8%
Hispanic Ethnicity	14.2%	11.3%	10.1%
Not of Hispanic Ethnicity	85.8%	88.7%	90.0%
Marital Status:			
Age 15 + Population	13,949	64,960	160,012
Divorced	12.9%	12.0%	13.0%
Never Married	32.1%	28.4%	27.2%
Now Married	43.1%	47.8%	48.0%
Separated	6.8%	5.9%	4.9%
Widowed	4.6%	5.9%	6.8%
Educational Attainment:			
Total Population Age 25+	11,120	53,139	133,463
Grade K - 8	4.8%	3.6%	2.7%
Grade 9 - 11, No diploma	10.3%	8.3%	7.0%
High School Graduate	27.3%	23.8%	21.5%
Associates Degree	8.4%	9.2%	9.4%
Bachelor's Degree	12.8%	17.9%	20.8%
Graduate Degree	4.1%	9.3%	11.0%
Some College, No Degree	30.6%	26.6%	26.6%
No Schooling Completed	1.7%	1.3%	1.0%
Public School Enrollment	89.6%	86.7%	84.4%
Private School Enrollment	10.4%	13.3%	15.6%

	1 mile(s)	3 mile(s)	5 mile(s)
Household Income:			
Income \$ 0 - \$9,999	7.7%	7.3%	7.2%
Income \$ 10,000 - \$14,999	8.4%	5.7%	5.0%
Income \$ 15,000 - \$24,999	17.3%	12.5%	11.8%
Income \$ 25,000 - \$34,999	13.7%	13.5%	13.0%
Income \$ 35,000 - \$49,999	17.3%	16.9%	16.7%
Income \$ 50,000 - \$74,999	20.7%	20.5%	20.7%
Income \$ 75,000 - \$99,999	8.4%	11.0%	11.2%
Income \$100,000 - \$124,999	3.3%	5.0%	6.4%
Income \$125,000 - \$149,999	2.1%	2.8%	3.0%
Income \$150,000 - \$199,999	0.9%	2.1%	2.5%
Income \$200,000 or More	0.6%	2.1%	2.5%
Average Household Income	\$46,636	\$57,312	\$60,973
Median Household Income	\$37,171	\$43,820	\$46,006
Per Capita Income	\$16,830	\$21,639	\$24,849
Vehicles Available			
0 Vehicles Available	9.0%	8.1%	7.4%
1 Vehicle Available	42.8%	37.5%	38.7%
2 Vehicles Available	33.2%	38.3%	38.7%
3+ Vehicles Available	15.0%	16.2%	15.2%
Average Vehicles Per Household	1.50	1.60	1.60
Total Vehicles Available	10,771	52,618	134,882
Population Trend			
2000	18,785	83,473	199,296
2010	20,418	89,562	208,747
Change 2000 to 2010	8.7%	7.3%	4.7%
2016A	21,621	94,515	220,808
2021	22,028	98,097	228,559
Change 2016A to 2021	1.9%	3.8%	3.5%
Household Trend			
2000	6,780	31,517	81,220
2010	7,378	33,558	83,637
Change 2000 to 2010	14.3%	11.9%	8.7%
2016A	7,751	35,265	88,297
2021	7,897	36,510	91,051

	1 mile(s)	3 mile(s)	5 mile(s)
Change 2016A to 2021	1.9%	3.5%	3.1%
Average Household Size Trend			
2000	2.7	2.6	2.4
2010	2.7	2.6	2.5
Change 2000 to 2010	0.3%	1.4%	2.4%
2016A	2.7	2.6	2.5
2021	2.7	2.6	2.5
Change 2016A to 2021	0.0%	0.4%	0.4%
Median Age Trend			
2000	30.1	34.9	37.2
2010	31.3	36.3	38.4
2016A	32.3	37.3	39.3
2021	33.3	37.9	39.7
Housing Units Trend			
Total Housing Units			
Change 2000 to 2010	12.7%	9.9%	7.0%
Change 2016A to 2021	1.7%	3.4%	3.1%
Owner Occupied Housing Units			
Change 2000 to 2010	2.4%	11.6%	5.7%
Change 2016A to 2021	0.6%	3.4%	3.0%
Renter Occupied Housing Units			
Change 2000 to 2010	13.8%	0.5%	-0.6%
Change 2016A to 2021	2.7%	3.7%	3.3%
Vacant Housing Units			
Change 2000 to 2010	70.9%	85.8%	108.8%
Change 2016A to 2021	-2.0%	-1.3%	1.5%
Race and Ethnicity Trend			
American Indian, Eskimo, Aleut			
Change 2000 to 2010	46.5%	7.2%	6.9%
Change 2016A to 2021	0.9%	2.9%	3.0%
Asian and Native Hawaiian/Other Pacific Islander			
Change 2000 to 2010	-2.5%	29.3%	37.0%
Change 2016A to 2021	8.2%	15.9%	16.6%
Black			
Change 2000 to 2010	11.8%	12.3%	25.4%

	1 mile(s)	3 mile(s)	5 mile(s)
Change 2016A to 2021	0.5%	2.9%	3.5%
White			
Change 2000 to 2010	1.5%	-0.3%	-3.7%
Change 2016A to 2021	-2.5%	-0.3%	-0.3%
Other			
Change 2000 to 2010	112.4%	87.5%	71.9%
Change 2016A to 2021	10.1%	11.0%	11.2%
Two or More Races			
Change 2000 to 2010	-3.8%	6.0%	12.3%
Change 2016A to 2021	11.7%	15.4%	15.7%
Hispanic Ethnicity			
Change 2000 to 2010	84.3%	69.6%	62.1%
Change 2016A to 2021	9.3%	10.9%	11.2%
Not of Hispanic Ethnicity			
Change 2000 to 2010	-3.8%	-0.6%	-1.7%
Change 2016A to 2021	-0.7%	2.1%	2.0%

*Report counts include D&B business location records that have a valid telephone, known SIC code and D&B rating as well as exclude cottage industries (businesses that operate from a residence).

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[Experian Data Methodology](#)

ATTACHMENT 3

Business Name	Address	Number of Units	Occupancy Rate	Y/N RV Outdoor	# of Spaces	Y/N Climate Control	# of Units
Sunrise Monier Self Storage	3291 Sunrise Boulevard,	460 Units	90%	No	0	No	0
CubeSmart L.P.	10651 White Rock Road,	457 Units	98%	Yes (Up to 20' in length)	10	No	0
Horn Road Self Storage	9973 Horn Road,	560 Units	96%	No	0	No	0
U Stor N Lock	11033 Folsom Boulevard,	752 Units	85%	Yes	Approx. 80	No	0
Public Storage	3200 Mather Field Road,	420 Units	97%	No	0	No	0
Public Storage	2656 Sunrise Boulevard,	874 Units		No	0	No	0
American Mini Storage	11055 Folsom Boulevard,	600 Units	Close to full; Cannot give an exact #	Yes	100	No	0
Extra Space Storage	2410 Mercantile Drive,	699 Units	95%	No	10	No	0
Sentry Storage	12233 Folsom Boulevard,	903 Units	80%	No	0	No	0
Load N Lock Self Storage	11297 Trade Center Drive,	795 Units	76%	No	0	No	0
Guard Dog Self Storage	10333 White Rock Road,	479 Units	78%	Yes	24	No	0
Sentry Storage	11319 Folsom Boulevard,	502 Units	95%	Yes	7	No	0
U-haul Moving & Storage	10161 Mills Station Road	132 units	could not give info	Yes	Approx. 30	U-haul Rep did not know	
Superior Self Storage - Coming Soon	3379 Sunrise Boulevard,	540 Units		No		Yes	

ATTACHMENT 4

November 9, 2016

Hon. David M. Sander
Hon. Donald Terry
Hon. Linda Budge
Hon. Dan Skoglund
Hon. Robert J. McGarvey
2729 Prospect Park Drive
Rancho Cordova, CA 95670

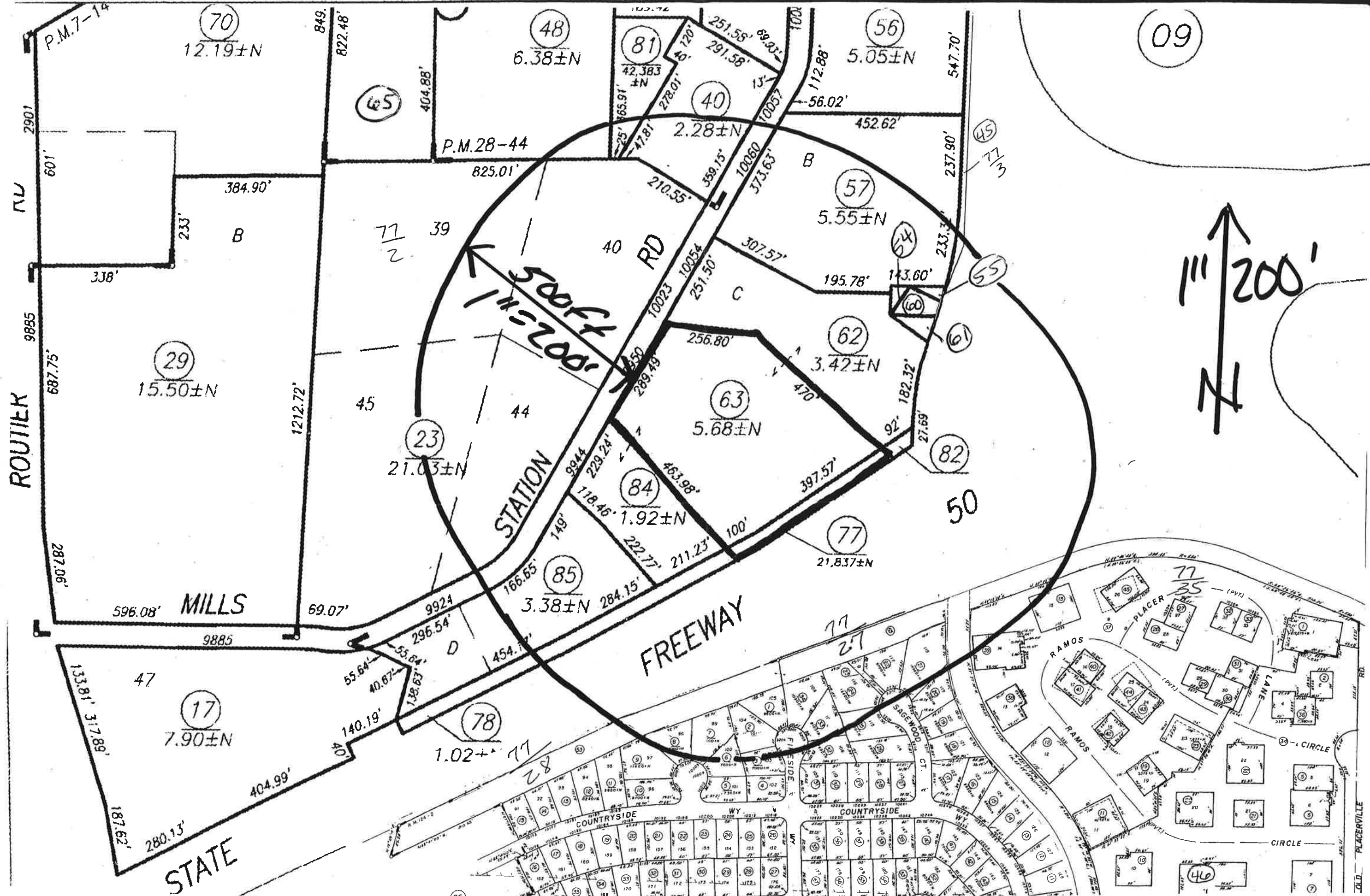
Dear Council Members:

We are the owners of the property located at 9950 Mills Station Road. We are currently in escrow with a potential buyer, North American Self-Storage. The prospective buyers would like to repurpose the property to a use that would be of great value to the community, and for which a conditional use permit is required.

Our property is economically distressed and as such, it is of concern to the surrounding tenants and property owners, and is of no use to Rancho Cordova, as it does not bring in business revenue for the city when it is not in use. In fact, a vacant property, as you know, invites theft, and other crime. We have been attempting to sell this property for three years, and believe that the current buyers and the business they would establish would greatly benefit the surrounding community. In the immediate vicinity, there is a mobile home park, for whom a self-storage unit would provide a much needed service. But its use is not limited to those who live closest. There is no saturation by self-storage units in this area, so this use should be welcomed by the community at large. The property is well located, with easy access to the freeway.

We hope that you will grant the Conditional Use Permit and allow North American Storage to fully enjoy the benefits of this property.

Sincerely,
Mary Ann Aronson
Jane Langridge
Barbara Aaron Rosston



ATTACHMENT 5

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

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 5
SACRAMENTO CA 95827

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 9
SACRAMENTO CA 95827

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 11
SACRAMENTO CA 95827

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 13
SACRAMENTO CA 95827

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 16
SACRAMENTO CA 95827

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 17
SACRAMENTO CA 95827

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 19
SACRAMENTO CA 95827

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 20
SACRAMENTO CA 95827

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 21
SACRAMENTO CA 95827

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 22
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077-0020-023
OCCUPANT
10035 MILLS STATION RD # 23
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077-0020-023
OCCUPANT
10035 MILLS STATION RD # 28
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077-0020-023
OCCUPANT
10035 MILLS STATION RD # 32
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077-0020-023
OCCUPANT
10035 MILLS STATION RD # 34
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077-0020-023
OCCUPANT
10035 MILLS STATION RD # 35
SACRAMENTO CA 95827

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 37
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077-0020-023
OCCUPANT
10035 MILLS STATION RD # 39
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077-0020-023
OCCUPANT
10035 MILLS STATION RD # 40
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077-0020-023
OCCUPANT
10035 MILLS STATION RD # 45
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077-0020-023
OCCUPANT
10035 MILLS STATION RD # 46
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077-0020-023
OCCUPANT
10035 MILLS STATION RD # 49
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077-0020-023
OCCUPANT
10035 MILLS STATION RD # 51
SACRAMENTO CA 95827

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 52
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077-0020-023
OCCUPANT
10035 MILLS STATION RD # 54
SACRAMENTO CA 95827

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 55
SACRAMENTO CA 95827

ATTACHMENT 5

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 56
SACRAMENTO CA 95827

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 57
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077-0020-023
OCCUPANT
10035 MILLS STATION RD # 59
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077-0020-023
OCCUPANT
10035 MILLS STATION RD # 60
SACRAMENTO CA 95827

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 62
SACRAMENTO CA 95827

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 63
SACRAMENTO CA 95827

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 65
SACRAMENTO CA 95827

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 69
SACRAMENTO CA 95827

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 70
SACRAMENTO CA 95827

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 71
SACRAMENTO CA 95827

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 72
SACRAMENTO CA 95827

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 73
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077-0020-023
OCCUPANT
10035 MILLS STATION RD # 75
SACRAMENTO CA 95827

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 76
SACRAMENTO CA 95827

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 77
SACRAMENTO CA 95827

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 78
SACRAMENTO CA 95827

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 79
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077-0020-023
OCCUPANT
10035 MILLS STATION RD # 80
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077-0020-023
OCCUPANT
10035 MILLS STATION RD # 81
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077-0020-023
OCCUPANT
10035 MILLS STATION RD # 82
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077-0020-023
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10035 MILLS STATION RD # 83
SACRAMENTO CA 95827

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 86
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077-0020-023
OCCUPANT
10035 MILLS STATION RD # 87
SACRAMENTO CA 95827

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 88
SACRAMENTO CA 95827

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 89
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077-0020-023
OCCUPANT
10035 MILLS STATION RD # 91
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077-0020-023
OCCUPANT
10035 MILLS STATION RD # 92
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077-0020-023
OCCUPANT
10035 MILLS STATION RD # 93
SACRAMENTO CA 95827

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 95
SACRAMENTO CA 95827

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 97
SACRAMENTO CA 95827

ATTACHMENT 5

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 98
SACRAMENTO CA 95827

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 100
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077-0020-023
OCCUPANT
10035 MILLS STATION RD # 107
SACRAMENTO CA 95827

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 109
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077-0020-023
OCCUPANT
10035 MILLS STATION RD # 110
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077-0020-023
OCCUPANT
10035 MILLS STATION RD # 111
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077-0020-023
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10035 MILLS STATION RD # 114
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077-0020-023
OCCUPANT
10035 MILLS STATION RD # 118
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077-0020-023
OCCUPANT
10035 MILLS STATION RD # 120
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077-0020-023
OCCUPANT
10035 MILLS STATION RD # 121
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077-0020-023
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10035 MILLS STATION RD # 122
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077-0020-023
OCCUPANT
10035 MILLS STATION RD # 123
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077-0020-023
OCCUPANT
10035 MILLS STATION RD # 125
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077-0020-023
OCCUPANT
10035 MILLS STATION RD # 126
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077-0020-023
OCCUPANT
10035 MILLS STATION RD # 129
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077-0020-023
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10035 MILLS STATION RD # 131
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10035 MILLS STATION RD # 134
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077-0020-023
OCCUPANT
10035 MILLS STATION RD # 138
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077-0020-023
OCCUPANT
10035 MILLS STATION RD # 142
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077-0020-023
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10035 MILLS STATION RD # 143
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077-0020-023
OCCUPANT
10035 MILLS STATION RD # 144
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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
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077-0020-023
OCCUPANT
10035 MILLS STATION RD # 149
SACRAMENTO CA 95827

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 150
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077-0020-023
OCCUPANT
10035 MILLS STATION RD # 151
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077-0020-023
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10035 MILLS STATION RD # 153
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077-0020-023
OCCUPANT
10035 MILLS STATION RD # 159
SACRAMENTO CA 95827

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 160
SACRAMENTO CA 95827

ATTACHMENT 5

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 162
SACRAMENTO CA 95827

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 163
SACRAMENTO CA 95827

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 165
SACRAMENTO CA 95827

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 166
SACRAMENTO CA 95827

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 168
SACRAMENTO CA 95827

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 171
SACRAMENTO CA 95827

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 172
SACRAMENTO CA 95827

077-0020-023
OCCUPANT
10035 MILLS STATION RD # 175
SACRAMENTO CA 95827

077-0020-040
PACSAC LLC
12100 WILSHIRE BLVD #1025
LOS ANGELES CA 90025

077-0020-040
OCCUPANT
10057 MILLS STATION RD
SACRAMENTO CA 95827

077-0020-048
PENSICO TRUST COMPANY
301 UNIVERSITY AVE #100
SACRAMENTO CA 95825

077-0020-048
OCCUPANT
10170 CROYDON WAY #A
SACRAMENTO CA 95827

077-0020-048
OCCUPANT
10170 CROYDON WAY #B
SACRAMENTO CA 95827

077-0020-048
OCCUPANT
10170 CROYDON WAY #C
SACRAMENTO CA 95827

077-0020-048
OCCUPANT
10170 CROYDON WAY #D
SACRAMENTO CA 95827

077-0020-048
OCCUPANT
10170 CROYDON WAY #E
SACRAMENTO CA 95827

077-0020-048
OCCUPANT
10170 CROYDON WAY #F
SACRAMENTO CA 95827

077-0020-048
OCCUPANT
10170 CROYDON WAY #G
SACRAMENTO CA 95827

077-0020-048
OCCUPANT
10170 CROYDON WAY #H
SACRAMENTO CA 95827

077-0020-048
OCCUPANT
10170 CROYDON WAY #I
SACRAMENTO CA 95827

077-0020-048
OCCUPANT
10170 CROYDON WAY #J
SACRAMENTO CA 95827

077-0020-048
OCCUPANT
10170 CROYDON WAY #K
SACRAMENTO CA 95827

077-0020-048
OCCUPANT
10170 CROYDON WAY #L
SACRAMENTO CA 95827

077-0020-048
OCCUPANT
10170 CROYDON WAY #M
SACRAMENTO CA 95827

077-0020-054,055,060
CALIFORNIA-AMERICAN WATER
COMPANY
PO BOX 5627
CHERRY HILL NJ 8034

077-0020-057
WESTCORE CROYDON L P
4435 EASTGATE MALL #300
SAN DIEGO CA 92121

077-0020-057
OCCUPANT
10060 MILLS STATION RD
SACRAMENTO CA 95827

077-0020-061
JB MANAGEMENT L P
1825 BELL ST #100
SACRAMENTO CA 95825

077-0020-062
RJB COMPANY
1825 BELL ST #100
SACRAMENTO CA 95825

077-0020-062
OCCUPANT
10054 MILLS STATION RD
SACRAMENTO CA 95827

ATTACHMENT 5

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 5

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 5

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 5

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 5

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 5

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

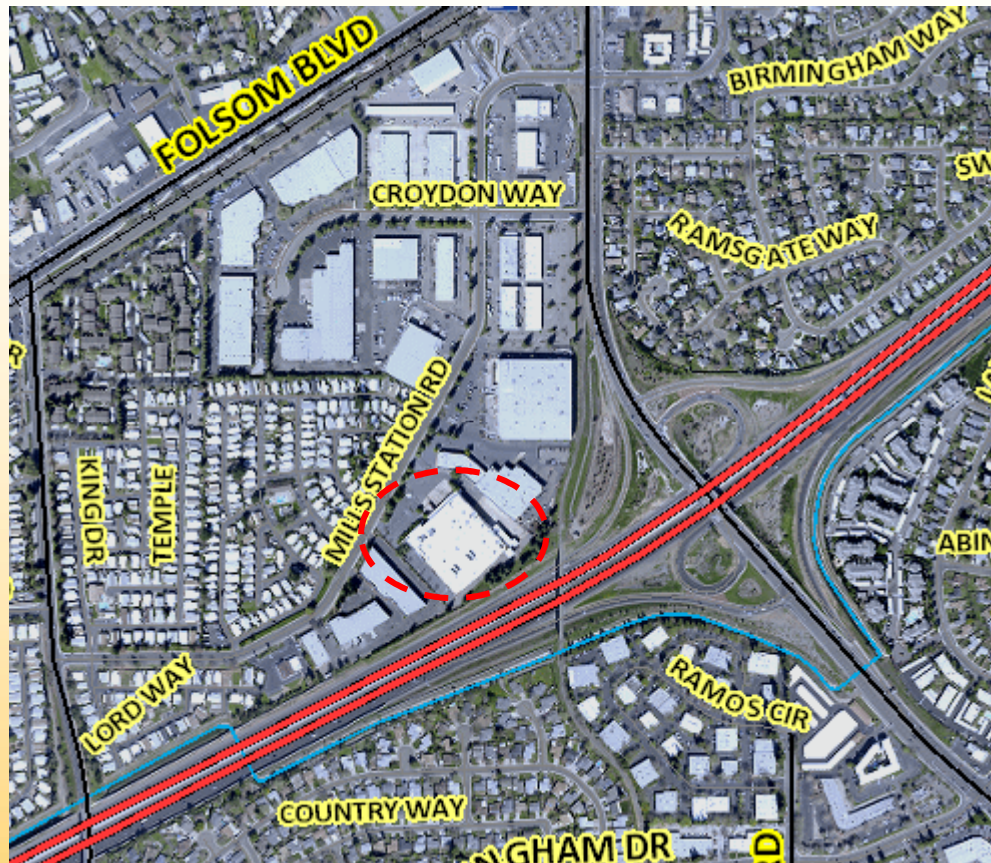
816-0006-177
CORDOVAN MOBILE HOMES ESTATES
10035 MILLS STATION RD #177
SACRAMENTO CA 95827

Mills Station Self Storage

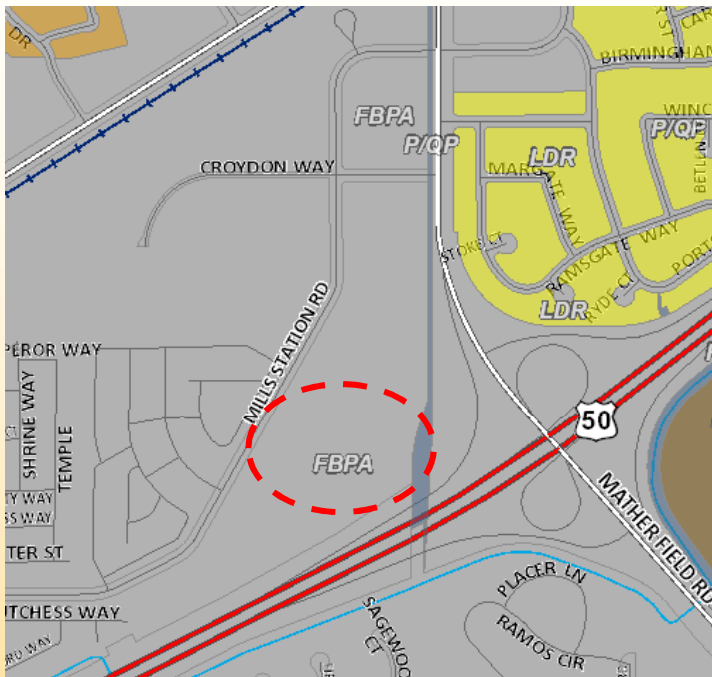
Project No. DD9660

Rancho Cordova City Council
June Cowles, Senior Planner
December 19, 2016

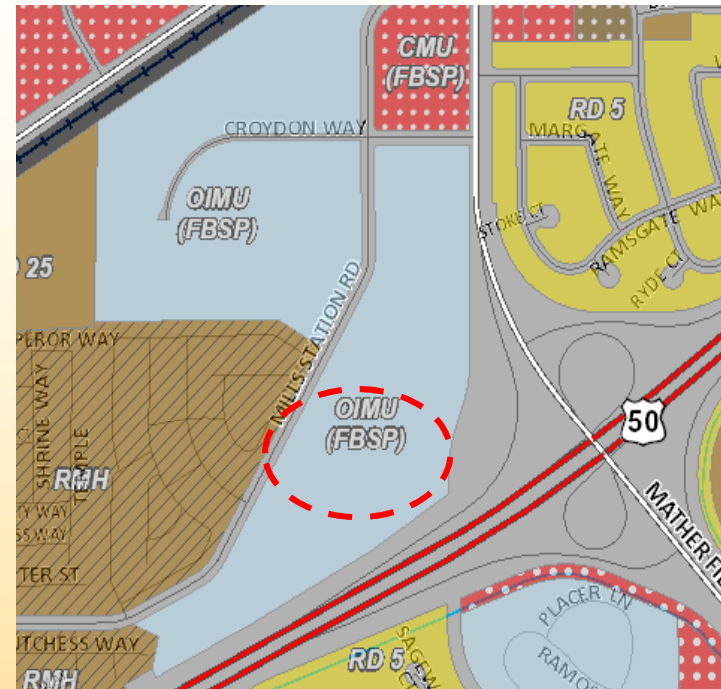
Site Location



General Plan and Zoning Map for Project Site



General Plan



Zoning Map

Project Request

1. Mills Station Self Storage project includes the following:

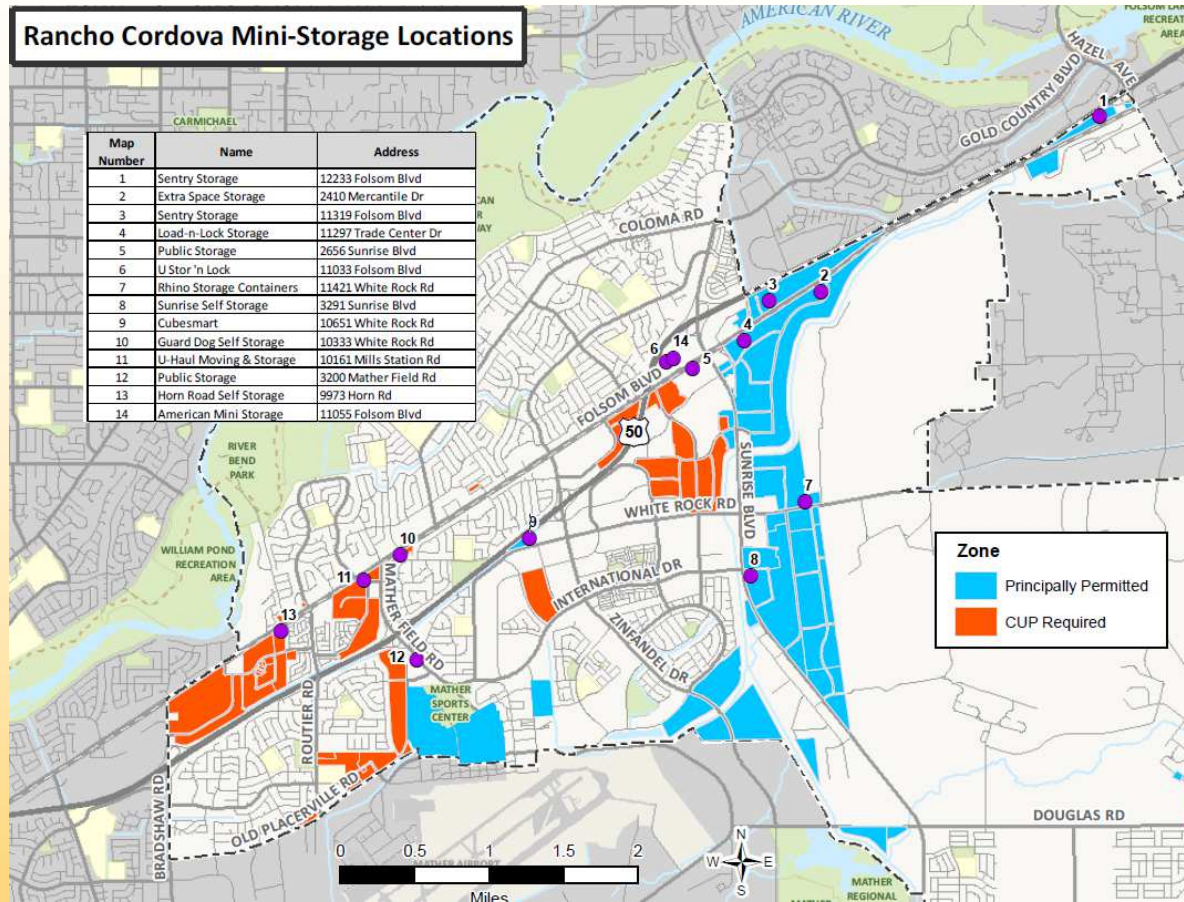
- a) Conditional Use Permit for a self-storage facility use and outdoor Recreational Vehicle (RV) storage parking.
- b) Major Design Review for the renovation of the 127,030 square-foot existing building located at 9950 Mills Station Road.
- c) Reduction Permit (Parking) for 9 parking space deficiency.

Continued from October 17th City Council meeting

City Council requested additional information from staff and the applicant as follows;

1. Market Analysis from the applicant;
2. Location of Self-storage businesses within the City;
3. Type of Self-storage businesses (climate controlled vs non-climate,etc);
4. Current Self-storage occupancy rates;
5. Type of screening and rendering of the outdoor storage screening;
6. More in-depth discussion regarding the proposed CUP

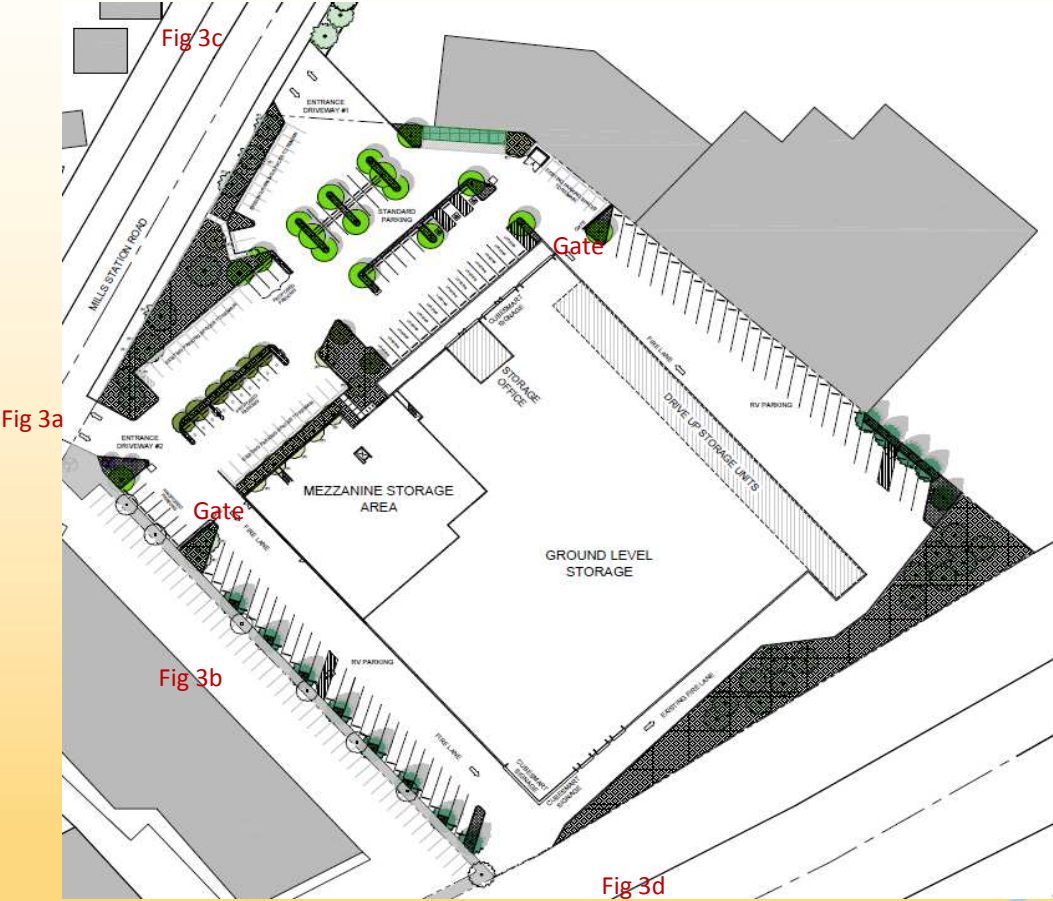
Self-Storage Location Map



Self Storage Information Table

Business Name	Address	Number of Units	Occupancy Rate	Y/N RV Outdoor	# of Spaces	Y/N Climate Control	# of Units
Sunrise Monier Self Storage	3291 Sunrise Boulevard,	460 Units	90%	No	0	No	0
CubeSmart L.P.	10651 White Rock Road,	457 Units	98%	Yes (Up to 20' in length)	10	No	0
Horn Road Self Storage	9973 Horn Road,	560 Units	96%	No	0	No	0
U Stor N Lock	11033 Folsom Boulevard,	752 Units	85%	Yes	Approx. 80	No	0
Public Storage	3200 Mather Field Road,	420 Units	97%	No	0	No	0
Public Storage	2656 Sunrise Boulevard,	874 Units		No	0	No	0
American Mini Storage	11055 Folsom Boulevard,	600 Units	Close to full; Cannot give an exact #	Yes	100	No	0
Extra Space Storage	2410 Mercantile Drive,	699 Units	95%	No	10	No	0
Sentry Storage	12233 Folsom Boulevard,	903 Units	80%	No	0	No	0
Load N Lock Self Storage	11297 Trade Center Drive,	795 Units	76%	No	0	No	0
Guard Dog Self Storage	10333 White Rock Road,	479 Units	78%	Yes	24	No	0
Sentry Storage	11319 Folsom Boulevard,	502 Units	95%	Yes	7	No	0
U-haul Moving & Storage	10161 Mills Station Road	132 units	could not give info	Yes	Approx. 30	U-haul Rep did not know	
Superior Self Storage - Coming Soon	3379 Sunrise Boulevard,	540 Units		No		Yes	

Artist Rendering and Photo Perspective Map



Artist Renderings and Photos

Fig 3a



Fig 3b



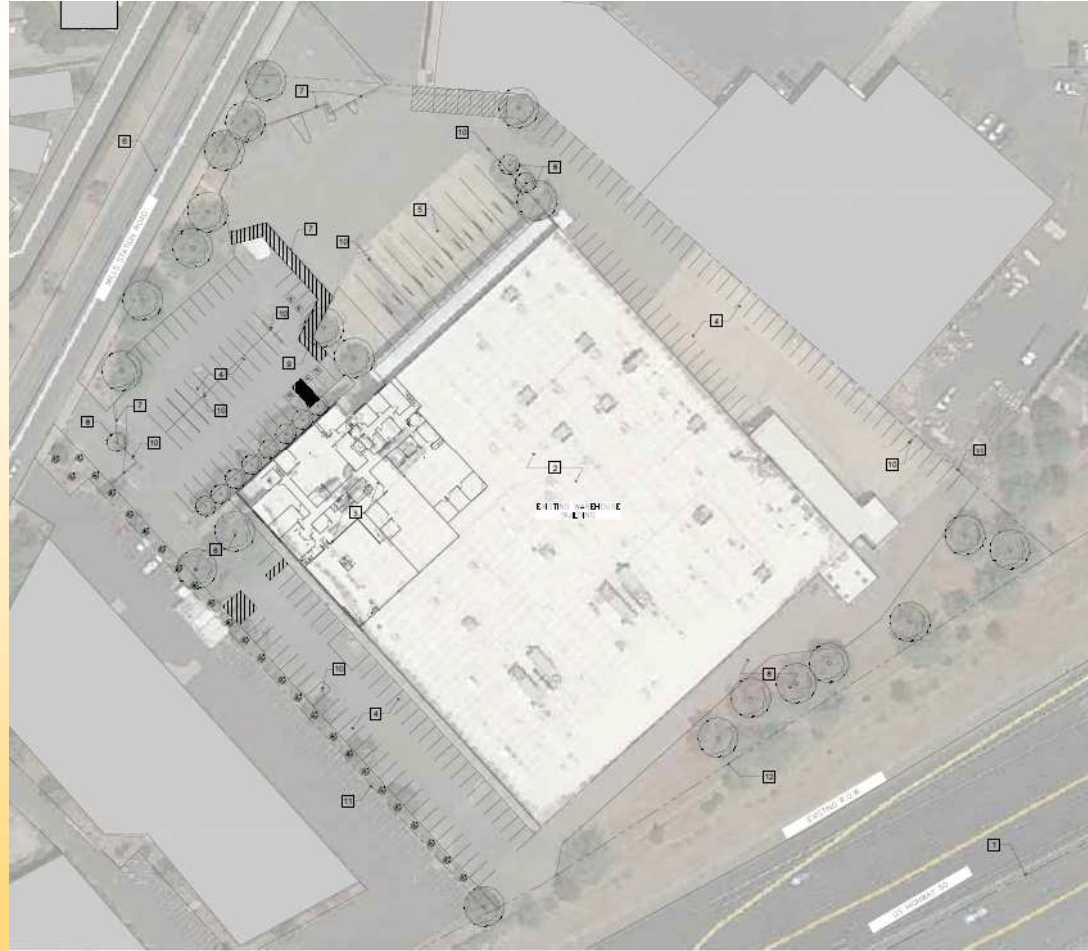
Fig 3c



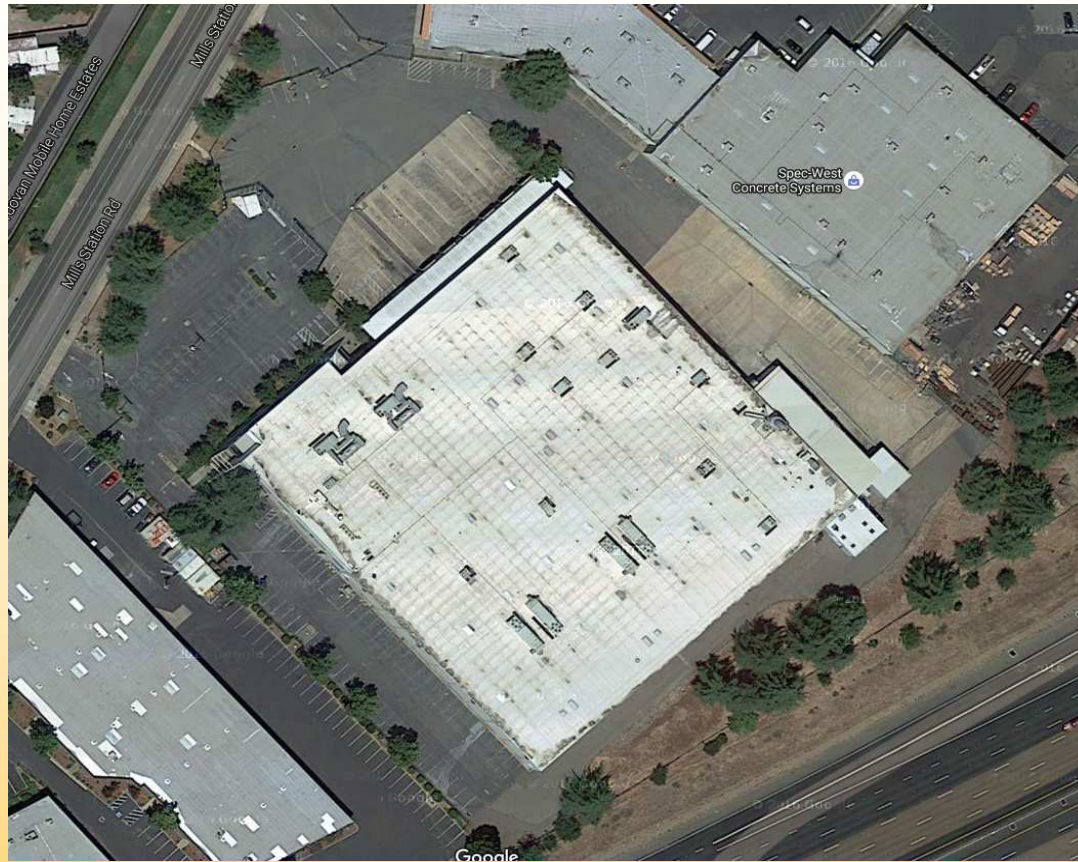
Fig 3d



Existing Site Plan



Existing Aerial and Elevations



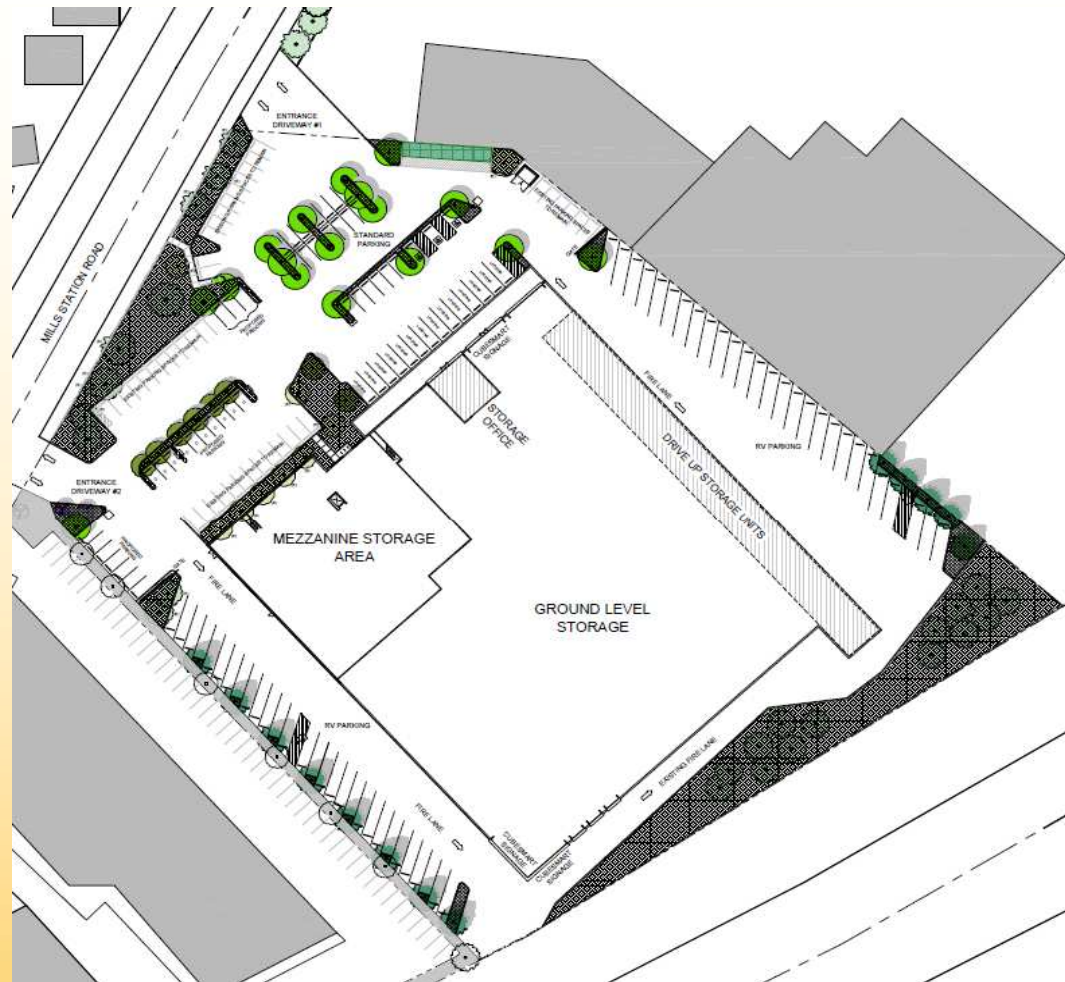




Proposed Design Review includes the following:

- 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.
- Reduction permit for Parking; 9 parking spaces

Proposed Site Plan and Landscape Plan



View from U.S. Hwy 50



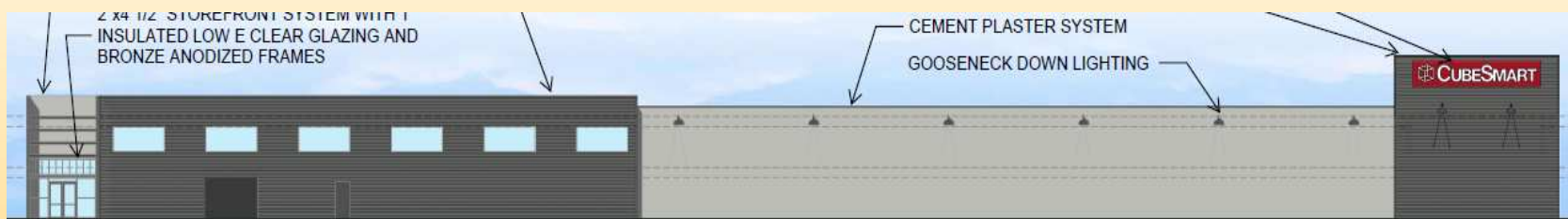
View from U.S. Hwy 50 towards the Western property line



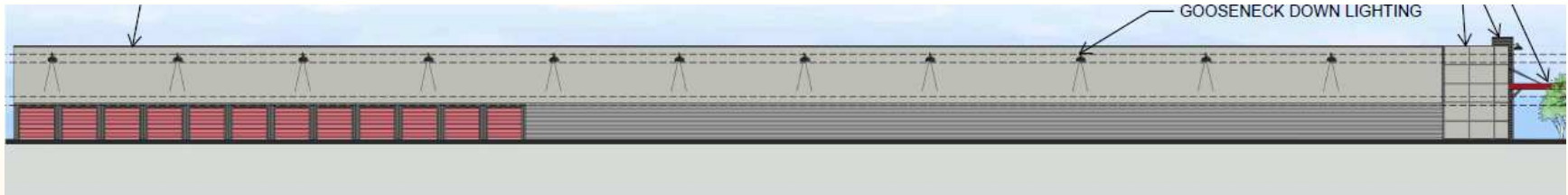
Proposed Elevations



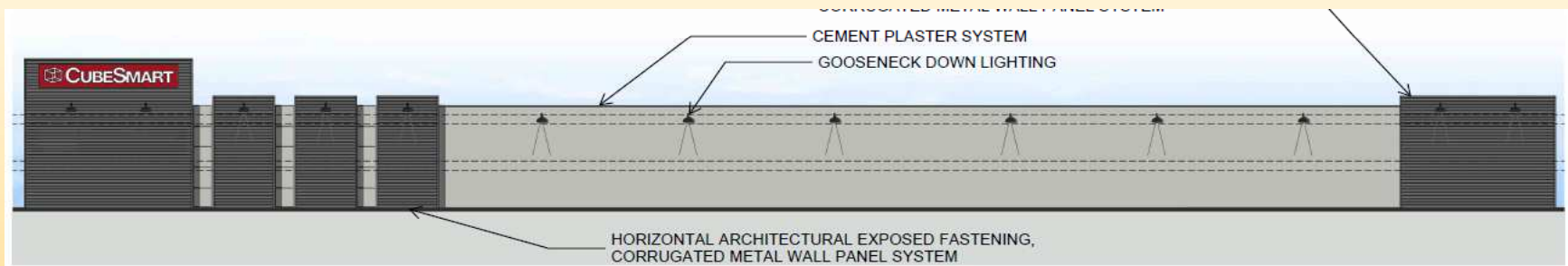
NORTH ELEVATION (MILLS STATIONS RD)



WEST ELEVATION (WEST PROPERTY LINE)



EAST ELEVATION (EAST PROPERTY LINE)



SOUTH ELEVATION (US HWY 50)

Conditional Use Permit Findings:

The Conditional Use Permit includes Five Findings to approve the proposed use.

- Adequate size, dimension, location, and access for and needs of the proposed use;
- Impacts on surrounding land uses;
- Adequate capacity of public utilities;
- Zoning Code Development Standards; and
- Non-conforming elements brought into compliance.

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

Blight Busters Plus

City Council Update
December 19, 2016



Blight Busters Plus

City Council Update
December 19, 2016



The City Team



Code Enforcement

**Rancho Cordova Police
Department**

Probation Partnership

Animal Services



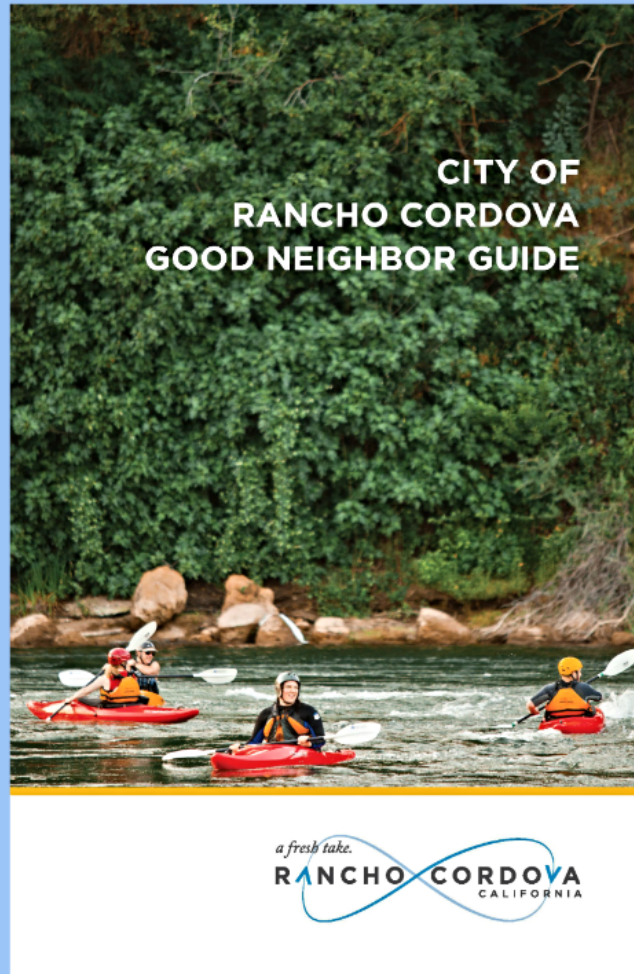
Volunteers in Neighborhood Services (VINS)

Communications was there every step of the way..



We mailed information

1



2

We sent an invitation



*The City of
Rancho Cordova
is Coming to Your
Neighborhood!*

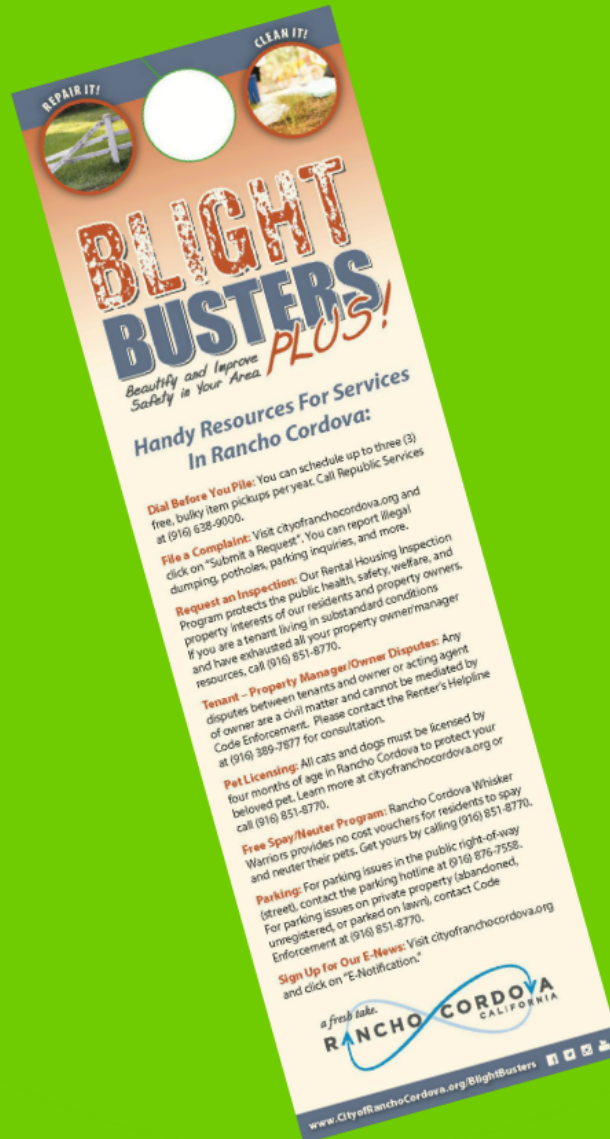
We are holding a community meeting to update you on our new program – **Blight Busters Plus!** As part of the program, our team will help identify ways to beautify and improve safety in your area this month. We want to partner with you to improve the quality of life in Rancho Cordova.

BLIGHT BUSTERS PLUS!
Beautify and Improve Safety in Your Area

a fresh take.
RANCHO CORDOVA
CALIFORNIA

We shared a vision

3



Seven Community Meetings

Sunriver/ Mills Ranch

Cordova Lane/ Walnut Wood

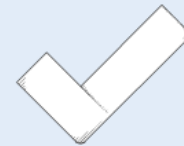
South White Rock/ Stone Creek/ Capital Village

Cordova Gardens/ Cordova Meadows

Countryside / Lincoln Village

White Rock/ Cordova Towne/ Cordova Vineyards

Sunridge Park/ Anatolia/ Kavala Ranch





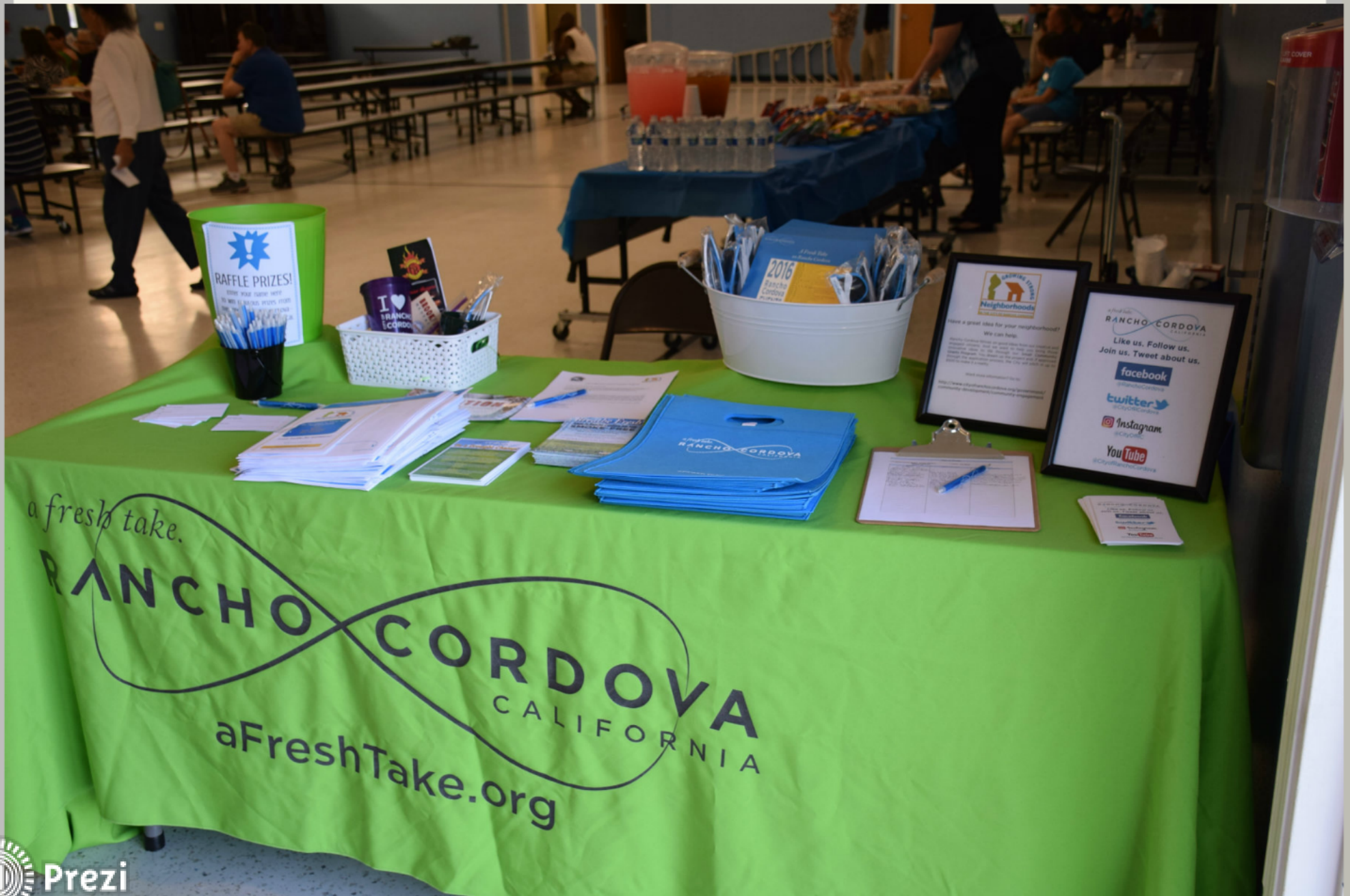
Highlighting local businesses



Breaking Bread



Information Sharing



Whisker Warriors



Discussing City Standards







Blightbusters Plus Code 101

Kerry Simpson
Division Chief
Neighborhood Services

SAN JOSE, CALIFORNIA

blightbusters.org



NO SPLIT'S
TOOWIDE
If You've Got
THE BALLS!
DON'T BEAT OPEN COMMUNICATION

Enjoying Friends and Neighbors

















Visiting the Community











The Kudos Program

Kudos Door Hanger



A Beautiful Home



The VINS Team



49 Kudos presented

Kudos Door Hanger



A Beautiful Home



The VINS Team



49 Kudos presented

Outcomes

3, 486 cases opened ~ Most resolved with additional education

49 Probationers contacted

8 Arrests made

393 Animals spayed/ neutered ~ Many from community event outreach

49 Kudos awarded!



**Thank You
Rancho Cordova**

Blight Busters Plus

City Council Update
December 19, 2016



MEMORANDUM

DATE: December 19, 2016

TO: Honorable Mayor and Council Members

FROM: Amanda Norton, Economic Development Manager

SUBJECT: **INNOVATION CENTER FEASIBILITY STUDY.**



RECOMMENDATION

Receive information from the Economic Development Division on innovation centers and a feasibility study for Hacker Lab. City staff will be prepared to answer questions from the City Council.

RESULT OF RECOMMENDED ACTION

If directed to do so by City Council, City staff will return with additional information or discussion items at a future Council meeting.

BACKGROUND

In June 2014, Economic Development Staff sought to obtain direction on incentive criteria from the City Council. The discussion focused around the need for all incentives to be case-by-case. Council members also asked staff to consider the following items, in no particular order, for the use of incentives: increase the job base, revenue generation/return on investment, attract new shoppers, focus on City's targeted industries, improve the image of Rancho Cordova, community enhancement, housing, educational opportunities, land banking in specific areas, implement the downtown and convention overlay districts, and promote specific areas.

In November 2014, the citizens of Rancho Cordova approved the Community Enhancement Fund. As part of the approval process, the community and city business partners expressed interest in assisting local businesses to grow and expand by creating a Business Incentive Program. The Program was awarded initial funding in the 2015/2016 budget cycle.

In September 2015, Economic Development Staff received direction on the draft Program and the City Council approved the Rancho Cordova Business Incentive Program on November 2, 2015.

PROJECT OVERVIEW

On September 16, 2016 Staff received a proposal to establish a Hacker Lab in Rancho Cordova. In review of the two reports feasibility studies completed to date, it has been established that there is sufficient interest in the Hacker Lab model. Additional research is needed to further identify future users, locate potential grant funding, and solicit partners from the private sector.

The core competencies for Hacker Lab are: building communities of champions and visionaries, growing talent, and building customer-relevant and technical curriculum. A typical member of Hacker Lab begins by taking either entry level classes, a certification class or a tool safety class. They then begin to use more machines available in the space, and continually learn from others using the same or similar machines. After the prototyping period, the member creates something that they can develop into a business.

The HackerLab EcoSystem is as follows:

General Development	In Rancho Cordova, there are heavy concentrations of Makers that operate in the Contracting Industry Niche. These are folks who are accustomed to working with raw materials and processing them. Hacker Lab will look into this industry first to begin empowering Makers, then start sourcing Makers from the Automotive and Manufacturing industry players. This strategy, combined with general calls for makers in the northern neighborhoods and Anatolia will catalyze a new community of Makers in Rancho Cordova.
Open Ecosystem Development	Rancho Cordova possesses all of the requisite parts of an Innovation Ecosystem: city support, postsecondary education institutions, higher education, a population of potential makers and entrepreneurs, and varying industry niches.
Education and Learning	Rancho Cordova has a wonderfully unique concentration of post-secondary schools that offer curricula from fashion & beauty to technical and IT skills. Most of what is found in a Makerspace corresponds to this existing array.
Workforce Development	Hacker Lab will help to develop and attract talent to the Rancho Cordova area through our activities and communications. While we develop talent by allowing members to create and teach project based curricula, we use their successes in our promotion and marketing efforts.
Advanced Manufacturing and Fabrication	With its light and heavy industrial capabilities, Rancho Cordova will be able to realize Advanced Manufacturing techniques and facilities within the City. The idea is to prototype a part, tool, or device at Hacker Lab using actual manufacturing tools – eliminating a reengineering phase – and sending the design directly to a small batch manufactures in the city proper. Hacker Lab will identify manufacturing firms and leadership in the city, serving as a conduit that connects entrepreneurs, talent, and companies together.
Civic Engagement	In creating its community, Hacker Lab will look for and support the development of a ‘Code for Rancho Cordova’ organization. This organization’s purpose would be to build and deploy technology that improves the quality of life for citizen in Rancho Cordova.

Hacker Lab is requesting funds for Phase 1 of their project, total funds request is \$75,156. During this Phase Hacker Lab will:

- Develop survey questions for targeted segments: residents south of Highway 50, residents north of Highway 50, business community, schools (post-secondary, and high schools), nonprofits, and existing Hacker Lab members.
- Locate and conduct surveys, and in-person interviews/meetings for individuals that fall within the targeted segments.
- Conduct 2 town hall/Hacker Lab events with invitees for targeted segments and Hacker Lab members.
- Research available space that could accommodate a Hacker Lab, tour and evaluate physical space.
- Develop materials to seek partners for private sector and research grant opportunities.
- Analyze data collected.
- Generate a report.

The information collected from this first phase will confirm if Rancho Cordova is viable for a brick and mortar Hacker Lab. Phase 2 would consist of the build out, opening and beginning operations costs for the new center. If the feasibility study does not indicate that this is the appropriate time, Hacker Lab will still provide the Rancho Cordova community the following events:

- Youth Hackathon
- Maker-Demo
- Startup Hustle
- Business Development Classes & Workshops
 - Minimum of two digital marketing classes offered on a monthly basis
 - One industry-backed Design Thinking course annually

FISCAL IMPACT

The feasibility study in the amount of \$75,156 would be funded from the 2016/17 Community Enhancement Fund (CEF) Economic Development/Investment allocation. In accordance with the terms of the City's Business Incentive Program, the applicant must operate within the City for at least five years or it will be required to repay the amount of the incentive. However, in the event that the results of the Feasibility Study indicate that a Makerspace could not be supported in the City, or that a suitable location cannot be located within the City, then the requirements of this Program may be met by Applicant establishing a location in the City at which they offer classes and other services equivalent to the sum of the feasibility study.

ATTACHMENT

PowerPoint Presentation.

Hacker Lab Rancho Cordova

An Innovation Center

Innovation Center Definitions

Accelerator: A rigorous acceptance process, take an equity stake in the startup, last 3-12 months

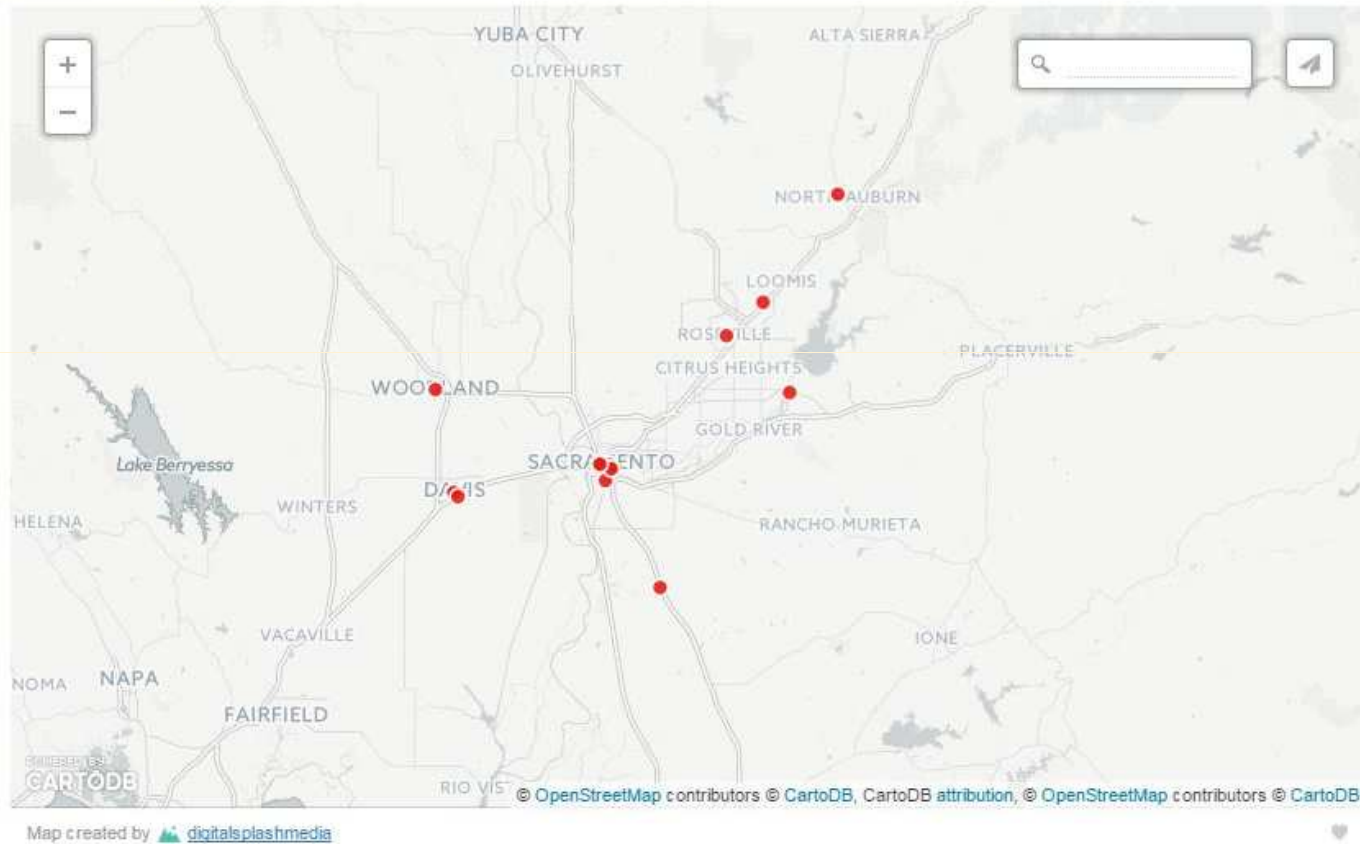
Incubator: Offer business resources through the start up period and community for entrepreneurs

Co-Working: Offer a place to work, typically without the resources of an incubator

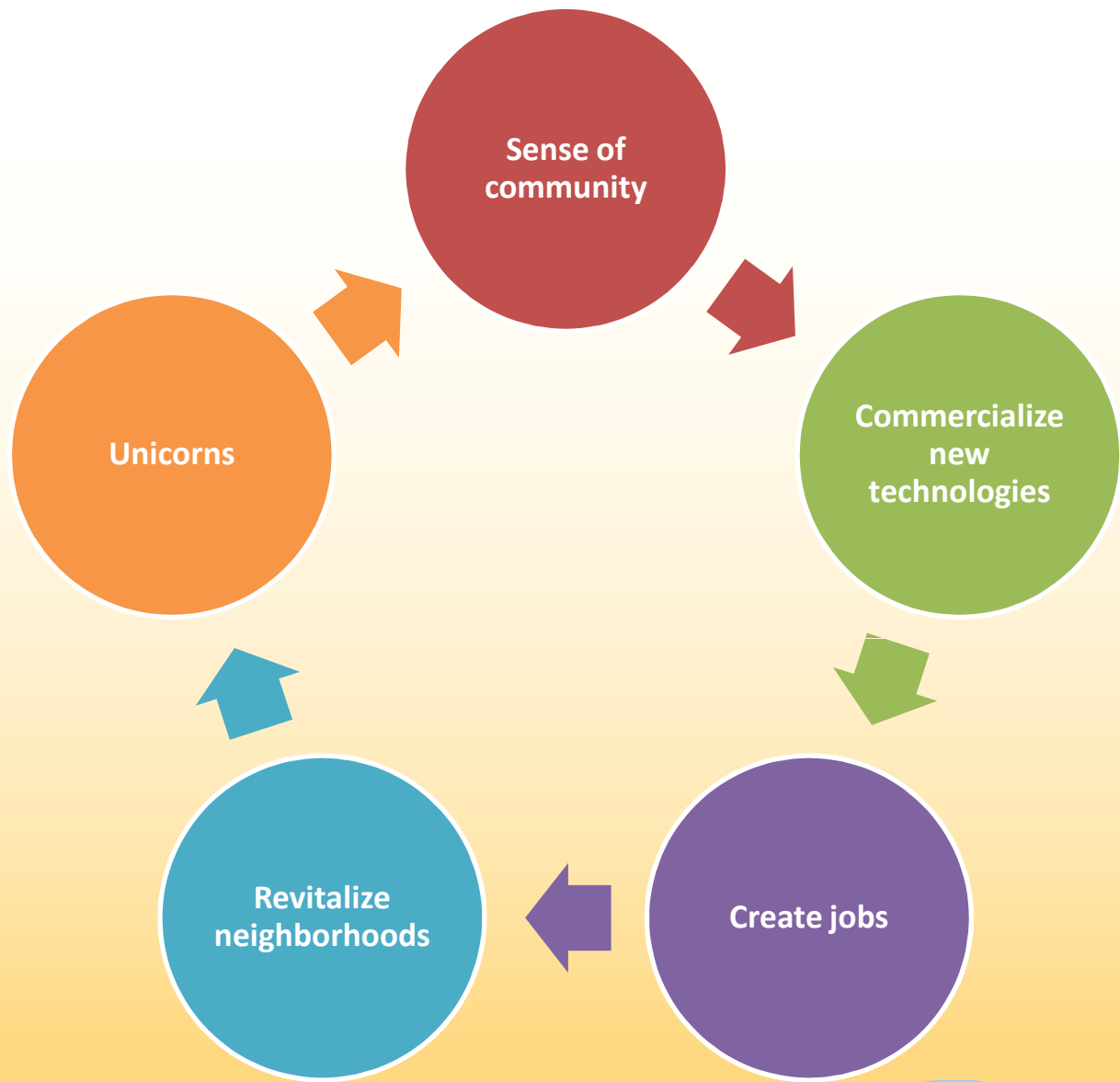
Maker Space: provide tools, materials, and space for people to create

Where are they located?

SACRAMENTO AREA ACCELERATORS, INCUBATORS, & COWORKING SPACES MAP



Why do we want one?



Initiative History

2012

- Business Incubator Feasibility Study- City of Rancho Cordova

2014

- Business Innovation Center Feasibility Study – Rosten Consulting

Findings

- Market would be receptive

Next Steps

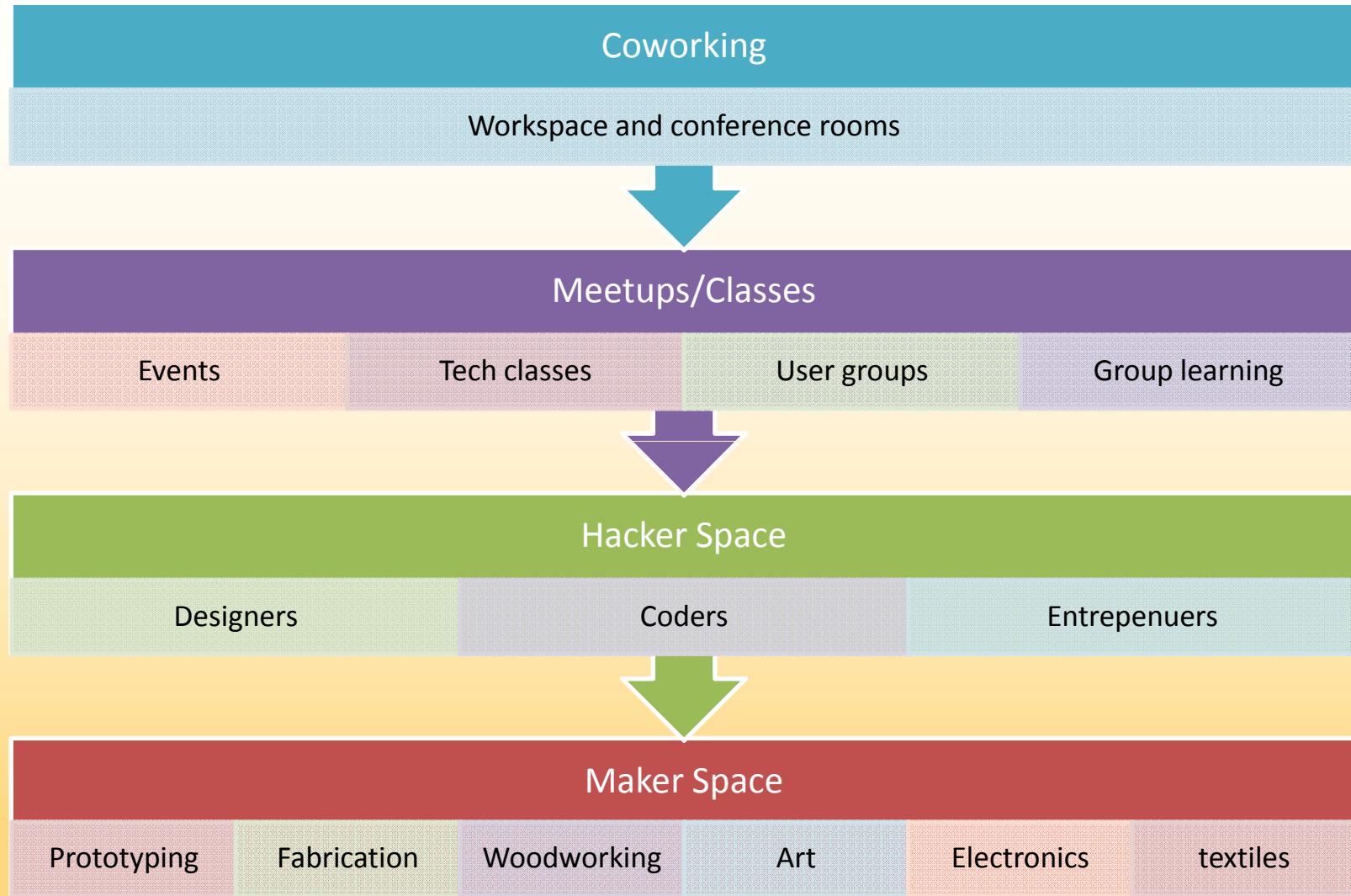
- Identify organization to spearhead creation

Proposal:

Hacker Lab Rancho Cordova

Innovative Workspace for Entrepreneurs & Makers

THE HACKER LAB MODEL



Workforce Development & Hacker Lab

1. Focus on attracting and growing talent

2. Educate members and growing their portfolios

3. Create synthesis for students to interact with industry

4. Members create and teach curricula

5. Offer technical badges and certifications

What workforce development might look like...



Execution Plan

Phase I

- FEASIBILITY STUDY
 - Assess & Verify viability
 - Confirm interest for 150 members, 10 office rentals, 20 classes and potential projects
 - COST: \$75,156

Phase II

- IMPLEMENT AND EXECUTE
 - Space and curriculum set up
 - Effective engagement implementation and meeting business goals

Phase III

- PERMANENT TESTING & ADJUSTING
 - Space and curriculum that constantly changes according to member needs
 - Membership subsidies program to support local community

QUESTIONS