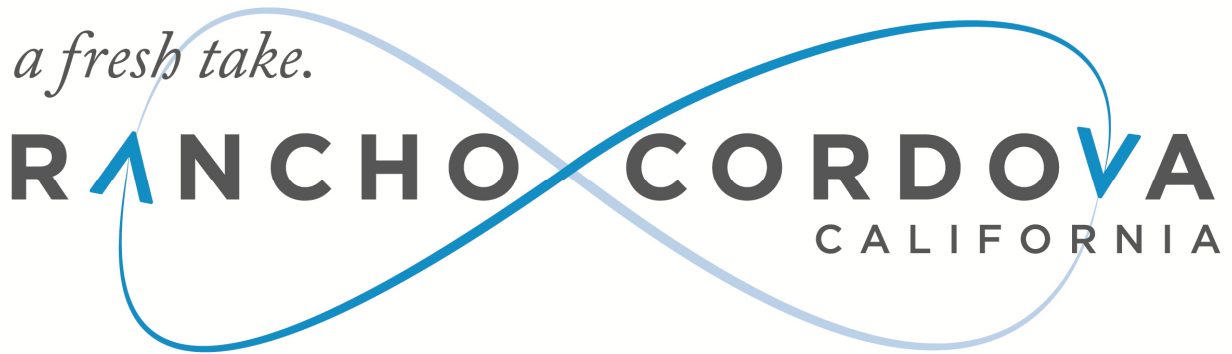


CITY OF RANCHO CORDOVA



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

Monday, February 02, 2015

5:30 PM – Regular Meeting

AGENDA

Robert J. McGarvey, Mayor

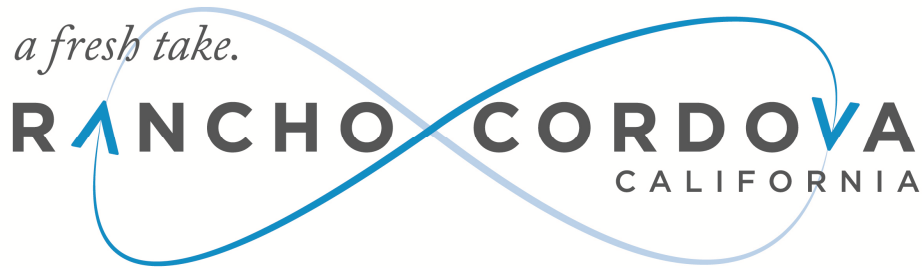
David Sander, Vice Mayor

Donald Terry, Council Member

Linda Budge, 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, February 02, 2015

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

AGENDA

1. REGULAR MEETING - CALL TO ORDER / ROLL CALL

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

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

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

3. PLEDGE OF ALLEGIANCE

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

4. INVOCATION

Angelina Bonner, a student from Saint John Vianney School, will give the invocation.

5. PRESENTATIONS

- 5.1 Sacramento Go Program Presented by Sacramento Transportation Authority Executive Director Brian Williams.
- 5.2 Recognition of Council Member Terry's Birthday.

6. PUBLIC COMMENT

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

Under the provisions of the California Government Code, the City Council is prohibited from discussing or taking immediate action on any unagendized item unless it can be demonstrated to be of an emergency nature or the need to take immediate action arose after the posting of the agenda.

7. COUNCIL REPORTS

8. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

- 8.1 **Subject:** Meeting Minutes of January 20, 2015 Regular Meeting.
Recommendation: Adopt minutes.
- 8.2 **Subject:** Second Reading of Ordinance No. 1-2015, Adding Chapter 6.90 to the Rancho Cordova Municipal Code Entitled "Marijuana Cultivation" and Amending Table 23.310-1 of the Rancho Cordova Municipal Code Entitled "Allowed Uses and Permit Requirements for Residential Zoning Districts".
Recommendation: Waive the second reading and adopt Ordinance No. 1-2015.
Result of Recommended Action: Adoption of this Ordinance is consistent with the City's desire to protect the safety and welfare of the City's residents by prohibiting outdoor marijuana cultivation and regulating indoor marijuana cultivation in the City as permitted by the California Supreme Court in its recent decision in City of Riverside v. Inland Empire Patients Health and Wellness Center, Inc. et al., (2013) 56 Cal. 4th 729 and the California Court of Appeal's decision in Maral v. City of Live Oak (2013) 221 Cal.App.4th 975.
Staff Report: Adam Lindgren, City Attorney.
Advances Goals: 1, 2, 3.
- 8.3 **Subject:** Resolution of the Successor Agency to the Community Redevelopment Agency of the City of Rancho Cordova Approving the Recognized Obligation Payment Schedule (ROPS) 15-16A and Administrative Budget for the six month period covering July 1, 2015 through December 31, 2015.
Recommendation: Adopt Resolution No SA-01-2015 Approving the Recognized Obligation Payment Schedule (the "ROPS 15-16A") and Administrative Budget for July 1, 2015 through December 31, 2015.
Result of Recommended Action: Adoption of this resolution will allow the Rancho Cordova Successor Agency to make payments on obligations listed on the Recognized Obligation Payment Schedule (ROPS) and establishes the administrative budget for the next six month period; to the extent funds are available.
Staff Report: Michelle Mingay, Finance Department.
Advances Goal: 6.
- 8.4 **Subject:** Resolution Approving the First Contract Amendment with California Pavement Maintenance Company, Inc. for Citywide Maintenance Services.

Recommendation: Adopt Resolution No. 11-2015.

Result of Recommended Action: Adoption of this resolution will authorize the execution of the first contract amendment with California Pavement Maintenance Company, Inc. (CPM) increasing the contract total by \$1.5 million. This amendment will increase the "not to exceed" amount from \$5,206,610 to \$6,706,610 due to the increased quantity of work. This amendment will also change the term of the contract. The original agreement which is set to expire on April 30, 2016 will be amended to April 30, 2017.

Staff Report: Cyrus Abhar, Public Works Department.

Advances Goals: 1, 2, 5.

- 8.5 **Subject:** Resolution Authorizing the City Manager to Execute Contract No. 7-2015 for Animal Shelter Services between the City and the Sacramento Society for the Prevention of Cruelty to Animals (SPCA).

Recommendation: Adopt Resolution No. 14-2015.

Result of Recommended Action: Adoption of this resolution will allow the City to enter a five year contract with the Sacramento Society for the Prevention of Cruelty to Animals (SPCA) to continue to provide animal shelter services for the City of Rancho Cordova and residents that reside within the city boundaries.

Staff Report: Kerry Simpson, Neighborhood Services Division and Jessica Crone, Accounting Technician.

Advances Goals: 1, 2, 3, 5.

- 8.6 **Subject:** Resolution Establishing an Entertainment Center Ad Hoc Committee and Appointing Two Members of the Rancho Cordova City Council.

Recommendation: Adopt Resolution No. 10-2015.

Result of Recommended Action: Adoption of Resolution No. 10-2015 will establish an Entertainment Center Ad Hoc committee and will appoint Mayor McGarvey and Council Member Terry to serve on said committee.

Staff Report: Mindy Cuppy, City Clerk.

Advances Goals: 1, 2, 5.

- 8.7 **Subject:** Resolution Endorsing Open Data Principles.

Recommendation: Adopt Resolution No. 9-2015.

Result of Recommended Action: Adoption of this resolution will show the City's commitment to sharing data freely and in new and innovative ways.

Staff Report: David Sander, Vice Mayor, Mindy Cuppy, City Clerk and Troy Holt, Public Information and Legislative Affairs Manager.

Advances Goals: 1, 3, 5.

- 8.8 **Subject:** Resolution Awarding Construction Contract No.9-2015 in the Amount of \$199,800 to Campbell Construction for the Kilgore Cemetery Phase III Project.

Recommendation: Adopt Resolution No.12-2015.

Result of Recommended Action: Adoption of this resolution will award a construction contract No. 9-2015 with Campbell Construction in the amount of \$199,800.00 which will construct the Kilgore Cemetery Phase III Project.

Staff Report: Cyrus Abhar, Public Works Director and Britton Snipes, Senior Engineer.

Advances Goals: 1, 2, 5.

9. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

NONE.

10. PUBLIC HEARING ITEMS

- 10.1 **Subject:** Lennar Homes of California (North Douglas Villages 1 & 3-7) – Project No. DD8545 – Residential Design Review.
Recommendation: Adopt Resolution No. 13-2015.
Result of Recommended Action: Adoption of Resolution No. 13-2015 would allow Lennar Homes to move forward with submitting building plans to begin development of approximately 540 single family homes within the North Douglas subdivision. Lennar Homes proposes nine (9) different floor plans each with three (3) different elevations. Sizes range from 1,603 square feet to 3,427 square feet.
Staff Report: Nicholas Sosa, Assistant Planner.
Advances Goals: 1, 2.

11. REGULAR CALENDAR ITEMS

- 11.1 **Subject:** Discussion of Proposed Schedule for Town Hall Meetings Related to Measure H Program and Draft Criteria and Process for Project Applications.
Recommendation: Staff to provide an update to City Council on the proposed schedule for Town Hall meetings related to the Measure H program and receive input from City Council on draft criteria and process for project applications requesting Measure H funds.
Result of Recommended Action: Council input will provide direction to staff related to the upcoming Town Hall outreach meetings and Measure H funding program that will be beneficial as we begin the outreach process.
Staff Report: Brian Nakamura, City Manager and Joe Chinn, Assistant City Manager.
Advances Goals: 1, 2, 3, 5.

12. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

13. CITY MANAGER'S REPORT

14. ADJOURNMENT

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

15. CLOSED SESSION - CALL TO ORDER/ROLL CALL

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

16. CLOSED SESSION

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

CONFERENCE WITH LEGAL COUNSEL--ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Section 54956.9: (Number of potential cases: 1).

17. OPEN SESSION - REPORT FROM CLOSED SESSION

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

18. ADJOURNMENT

ADDITIONAL INFORMATION

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

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

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

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

UPCOMING MEETINGS	
<i>Tuesday, February 17, 2015</i>	<i>City Council Regular Meeting (5:30 PM)</i>
<i>Tuesday, February 27, 2015</i>	<i>City Council Special Meeting/Work Session (5:30 PM)</i>
<i>Monday, March 2, 2015</i>	<i>City Council Special Meeting/Study Session (4:00 PM) and Regular Meeting (5:30 PM)</i>
<i>Monday, March 16, 2015</i>	<i>City Council Regular Meeting (5:30 PM)</i>
<i>Tuesday, March 24, 2015</i>	<i>City Council Special Meeting (5:30 PM)</i>

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.

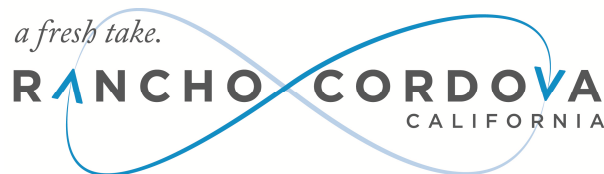
In compliance with the Americans with Disabilities Act, if you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the City Clerk's Office at (916) 851-8720 at least 48 hours prior to the meeting.

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, February 02, 2015 Regular Meeting of the Rancho Cordova City Council/Successor Agency to the CRA/RCFC was posted and available for review on Thursday, January 29, 2015 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, January 29, 2015 at Rancho Cordova, California.


Mindy Cuppy, MMC, City Clerk



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

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

Tuesday, January 20, 2015

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

DRAFT MINUTES

1. REGULAR MEETING - CALL TO ORDER / ROLL CALL

Mayor McGarvey called the regular meeting to order in the David B. Roberts Council Chambers at 5:34 PM.

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

Council Members Absent: None

Staff Members Present: Nakamura, Lindgren, Cuppy, George, Abhar, Busch, Chinn, Goold, Haven, Holt, Junker, Silva, Diaz, Stricker, Sparkman, Garcia, Jordan, Peterson, Cuffe, Ulm, Adams, Sosa, Norton, Behrends

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedules.

3. PLEDGE OF ALLEGIANCE

Aaron Busch led the pledge.

4. INVOCATION

Wayne Langford from the Church of the Latter Day Saints gave the invocation

5. PRESENTATIONS

5.1 Trim Your Waste Contest Presented by Republic Services.

- 5.2 Presentation of Proclamation in Recognition of National Slavery and Human Trafficking Prevention Month Presented to Soroptimist Club of Rancho Cordova.
- 5.3 10 Year Service Awards Presented by Stacey Peterson, Human Resources and Brian Nakamura, City Manager.
- 5.4 Introduction of New City Employee, Aaron Busch, Community Development Director Given by Brian Nakamura, City Manager.
- 5.5 Introduction of New Assistant Chief of Police, Kate Adams Given by Chief of Police Michael Goold.
- 5.6 Introduction of New City Employee, Stacey Rappleye, Building Permit Technician II Given by Joe Cuffe, Building Permit Services Supervisor.
- 5.7 Introduction of New Pacific Municipal Consultants (PMC) Contractor, Nicholas Sosa, Assistant Planner Given by Paul Junker, Planning Director.

6. PUBLIC COMMENT

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

- James Feci, regarding Sting Ray Device.

Mayor McGarvey closed the public comment period.

7. COUNCIL REPORTS

Council reported on events since the last meeting.

8. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

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

- 8.1 **Subject:** Meeting Minutes of December 15, 2014 Regular Meeting and January 6-7, 2015 Special Meeting.
Recommendation: Adopt minutes.
- 8.2 **Subject:** Second Reading of Ordinance No. 23-2014, Establishing Section 23.325.090 - Sunridge General Commercial Overlay District of the Rancho Cordova Zoning Code.
Recommendation: Waive the second reading and adopt Ordinance No. 23-2014.
Result of Recommended Action: Adoption of Ordinance No. 23-2014 would establish the Sunridge General Commercial Overlay District (SGC Overlay). Establishment of the SGC Overlay would assure that adequate commercial sites are available to accommodate commercial development needed to serve residents locate generally east of Sunrise Boulevard and south of Douglas Road by limiting certain uses on the affected properties.
Staff Report: Paul Junker, Planning Director.
Advances Goals: 1, 2, 5, 6.

- 8.3 **Subject:** Resolution Designating Mayoral Appointment of James E. Galloway, a Rancho Cordova Representative to the Sacramento County Sheriff's Outreach Community Advisory Board (SOCAB).
Recommendation: Adopt Resolution No. 1-2015.
Result of Recommended Action: The City of Rancho Cordova will continue to have a representative on the SOCAB whose purpose, as outlined in the Board of Supervisors' Ordinance, is..."to provide collaboration and communication in the establishment and implementation of programs that identify and seek to eradicate conflict, concerns and issues regarding the (Sheriff's) Department and the community it serves."
Staff Report: Michael Goold, Chief of Police and Mindy Cuppy, City Clerk.
Advances Goals: 1, 2, 3 and 5.
- 8.4 **Subject:** Resolution Authorizing the City Manager to Execute a Contract Amendment 16-2013-1 for On-call Professional Services with Wood Rodgers, Inc., to Increase the Contract Amount from \$300,000 to \$500,000.
Recommendation: Adopt Resolution No. 7-2015.
Result of Recommended Action: Adoption of this resolution will authorize the City Manager to execute contract amendment 16-2013-1 for on-call professional services with Wood Rodgers Inc., which will increase the contract amount from \$300,000 to \$500,000 to accommodate the engineering design services for the Mather Rails to Trails Project.
Staff Report: Cyrus Abhar, Public Works Director and Chris Boyer, Associate Civil Engineer.
Advances Goals: 1, 2, 5.

9. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

- 9.1 **Subject:** Kassis Property Tentative Parcel Map; Project No. DD8383 – Located at 9851 Folsom Boulevard.
Recommendation: Adopt Resolution No. 2-2015.
Result of Recommended Action: Adoption of Resolution No. 2-2015 would approve the applicant's request for a subdivision to divide one parcel into three parcels to accommodate an existing single family residence and create future opportunities for additional single family homes. A remainder parcel of approximately 39 acres would be available for future mixed use development consistent with the Folsom Boulevard Specific Plan. Parcel sizes following the division would include 0.65 acres, 0.64 acres, and 1.63 acres. No physical development is proposed at this time.
Staff Report: Jessica Jordan, Principal Planner.
Advances Goals: 1, 2.

Item 9.1 was pulled for a revised staff report. Sander recused himself from item 9.1.

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

ACTION: Motion to approve by Budge second by Skoglund;
Carried by a 4:0 roll call vote (Sander recused).

- 9.2 **Subject:** Woodside Homes Camden at Somerset Ranch (North Douglas Village 2) Residential Design Review; Project No. DD8548 – Located north of Douglas Road and west of Grant Line Road.

Recommendation: Adopt Resolution No. 5-2015.

Result of Recommended Action: Adoption of Resolution No. 5-2015 would permit Woodside Homes to submit building plans to begin development of 84 single family homes within the North Douglas subdivision. These homes will have four different elevation plans with sizes ranging from 1,870 square feet to 3,207 square feet providing future residents with a large selection to choose from. These plans are represented in the submitted design review package.

Staff Report: Nicholas Sosa, Assistant Planner.

Advances Goals: 1, 2.

Item 9.2 was pulled for discussion.

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

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

9.3 **Subject:** Clear Channel Outdoor Digital Freeway Sign Conditional Use Permit and Operating Agreement; Project No. DD8480 – Located at 12137 Folsom Boulevard. Item continued from December 15, 2014 City Council Meeting.

Recommendation: Adopt Resolution No. 3-2015.

Result of Recommended Action: Adoption of Resolution No. 3-2015 would deny the project and result in no physical change at the subject property. No traditional billboards would be removed.

Staff Report: Jessica Jordan, Principal Planner.

Advances Goals: 1, 6.

Item 9.3 and 9.4 were pulled for discussion.

Public input was received for item 9.3 and 9.4. Ginger Enrico commented.

ACTION: Motion to Continue item 9.3 and item 9.4 to Regular Meeting of February 17, 2014 and to re-notice and re-open the Public Hearing by Budge second by Terry;
Carried by a 5:0 roll call vote.

9.4 **Subject:** Sierra Outdoor/CBS Outdoor Digital Freeway Sign Conditional Use Permit and Operating Agreement; Project No. DD8490 – Located at 12125 Folsom Boulevard. Item continued from December 15, 2014 City Council Meeting.

Recommendation: Adopt Resolution No. 4-2015.

Result of Recommended Action: Adoption of Resolution No. 4-2015 would allow for the construction of a new digital Freeway Sign located at 12125 Folsom Boulevard. The sign would be located within an existing landscape planter in the existing Naturwood Home Furnishings parking lot. No vegetation would be removed to accommodate the new sign. Two existing traditional billboards located at 11373 Folsom Boulevard and near 9847 Folsom Boulevard would be removed as part of the project. Additionally, the Applicant will enter into an Operating Agreement with the City, requiring additional community benefits of the project.

Staff Report: Jessica Jordan, Principal Planner.

Advances Goals: 1, 6.

10. PUBLIC HEARING ITEMS

- 10.1 **Subject:** Ordinance Adding Chapter 6.90 to the Rancho Cordova Municipal Code entitled “Marijuana Cultivation” and Amending Table 23.310-1 of the Rancho Cordova Municipal Code entitled “Allowed Uses and Permit Requirements for Residential Zoning Districts”.

Recommendation: Waive first reading and introduce Ordinance No. 1-2015 adding Chapter 6.90 to the Rancho Cordova Municipal Code entitled “Marijuana Cultivation” and amending Table 23.310-1 of the Rancho Cordova Municipal Code entitled “Allowed Uses and Permit Requirements for Residential Zoning Districts.”

Result of Recommended Action: Adoption of this Ordinance is consistent with the City’s desire to protect the safety and welfare of the City’s residents by prohibiting outdoor marijuana cultivation and regulating indoor marijuana cultivation in the City as permitted by the California Supreme Court in its recent decision in City of Riverside v. Inland Empire Patients Health and Wellness Center, Inc. et al., (2013) 56 Cal. 4th 729 and the California Court of Appeal’s decision in Maral v. City of Live Oak (2013) 221 Cal.App.4th 975.

Staff Report: Adam Lindgren, City Attorney.

Advances Goals: 1, 2, 3.

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

- Steve Zurro, regarding item 10.1.
- Ann Richardson, supporting item 10.1.

Mayor McGarvey closed the public hearing.

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

- 10.2 **Subject:** Zinfandel Village Conditional Use Permit, Design Review, and Exception; Project No. DD8440 – Located at 2817, 2821, and 2863 Zinfandel Drive.

Recommendation: Adopt Resolution No. 6-2015.

Result of Recommended Action: Adoption of Resolution No. 6-2015 would allow for several changes at the Zinfandel Village shopping center. A portion of the north end of the main shopping center building and the existing restaurant adjacent to Zinfandel Drive would be demolished. Façade improvements to the remaining shopping center building would be constructed including reconfiguration of the building footprint, installation of new windows and siding, as well as enhancements to the roofline. In addition, two new commercial pad buildings with drive throughs would be constructed. Other improvements to the site would include enhancement to the vehicular connection from Zinfandel Drive to the Target shopping center and a reconfigured parking lot with new landscaping and frontage details along Zinfandel Drive and Olsen Drive. A Unified Sign Program would function as guidance for future tenant signs and shopping center monument signs.

Staff Report: Matthew Diaz, Associate Planner.

Advances Goals: 1, 2, 5, 6.

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

- Darrell Langwell, regarding item 10.2.

Mayor McGarvey closed the public hearing.

The applicant, Benjamin Barbes and the broker, Ken Noack, addressed council's questions.

ACTION: Motion to approve item 10.2 with amendments by Terry second by Budge;
Carried by a 4:1 roll call vote. (Skoglund dissenting)

11. REGULAR CALENDAR ITEMS

- 11.1 **Subject:** Approval of City Staff's Recommended Expenditures Based Upon City Council and Community Input and Anticipated Fiscal Year 2014/15 Measure H Funds. Recommendation That the Rancho Cordova City Council authorize an advance budget authorization of \$1.1 million to be appropriated from Fiscal Year (FY) 2014/15 Measure H funds, based upon City Council and community input, for the purchase of services, programs and capital, which enhance and improve the City's quality of life.
Result of Recommended Action: If approved, staff would initiate the spending of current year Measure H revenues, providing immediate benefits to the community, predominately in the area of public safety.
Staff Report: Brian S. Nakamura, City Manager.
Advances Goals: 1, 2, 3, 5.

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

ACTION: Discussion item only; no action taken.

12. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Council Member Budge requested new regulations for massage parlors.

Vice Mayor Sander requested updating our city Panhandling Ordinance to align it with Sacramento County's Ordinance.

Council Member Sander requested monitoring Folsom's smoking in apartment complex ordinance.

Council Member Skoglund requested looking into the possibility of a sister city relationship with a new State in India, Telegana.

13. CITY MANAGER'S REPORT

Brian Nakamura, City Manager, requested to council of staff bringing back the work being done with the subcommittee for the Entertainment Center.

14. ADJOURNMENT

Mayor Skoglund adjourned the meeting at 9:58 PM.

Mindy Cuppy, MMC, City Clerk

CITY OF RANCHO CORDOVA

ORDINANCE NO. 1-2015

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AMENDING CHAPTER 6.90 OF THE RANCHO CORDOVA MUNICIPAL CODE, ENTITLED “MARIJUANA CULTIVATION” TO BAN OUTDOOR CULTIVATION OF MARIJUANA AND TO ADD REGULATIONS FOR INDOOR CULTIVATION OF MARIJUANA AND AMENDING TABLE 23.310-1 OF THE RANCHO CORDOVA MUNICIPAL CODE ENTITLED “ALLOWED USES AND PERMIT REQUIREMENTS FOR RESIDENTIAL ZONING DISTRICTS”

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

Section 1. Purpose and Declarations.

WHEREAS, on November 5, 1996, the voters of the State of California approved Proposition 215, “The Compassionate Use Act of 1996” (the “CUA” or “Act”), codified as California Health and Safety Code section 11362.5 et seq.. The intent of Proposition 215 was to enable seriously ill Californians access to medical marijuana under limited, specified circumstances; and

WHEREAS, despite voter approval of the CUA, various problems and uncertainties in the Act impeded law enforcement’s ability to interpret and enforce the law, and the uncertainties also hindered persons eligible to use marijuana for medical purposes from accessing marijuana, while many persons took advantage of the Act to use marijuana for recreational and not medicinal purposes; and

WHEREAS, the CUA is limited in scope, in that it only provides a defense from State criminal prosecution for possession and cultivation of marijuana to qualified patients and their primary caregivers; and

WHEREAS, in 2003, the California Legislature adopted Senate Bill 420, effective January 1, 2004, adding Article 2.5, “Medical Marijuana Program” to Division 10 of the California Health and Safety Code section 11362.7 et seq. (“Medical Marijuana Program Act” or “MMPA”), which authorizes cities to adopt and enforce rules and regulations consistent with the MMPA (Health and Safety Code section 11362.83); and

WHEREAS, marijuana remains an illegal substance under the Federal Controlled Substances Act, 21 U.S.C. § 801, et seq., and is classified as a “Schedule I Drug” which is defined as a drug or other substance that has a high potential for abuse, that has no currently accepted medical use in treatment in the United States, and that has not been accepted as safe for its use under medical supervision. Furthermore, the Federal Controlled Substances Act makes it unlawful for any person to cultivate, manufacture, distribute or dispense, or possess with intent to manufacture, distribute or dispense marijuana. The Controlled Substances Act contains no statutory exemption for the possession of marijuana for medical purposes; and

WHEREAS, in a decision issued on February 6, 2013, *Browne v. County of Tehama* (2013) 213 Cal.App.4th 704, the California Court of Appeal found that the CUA does not confer a right to cultivate marijuana and that an ordinance limiting the number of medical marijuana plants that may be grown outside, precluding marijuana cultivation within one thousand (1,000) feet of schools, parks, and churches, and requiring that an opaque fence of at least six (6) feet

to be installed around all marijuana grows was not preempted by state law. Further, in *Maral v. City of Live Oak* (2013) 221 Cal.App.4th 975, a decision issued on November 26, 2013, the Court of Appeal held that the CUA and the MMPA do not preempt a city's police power to completely prohibit the cultivation of all marijuana within that city. On March 26, 2014, the California Supreme Court refused to hear an appeal of the case and denied de-publication of the Court of Appeal decision in *Maral*; and

WHEREAS, pursuant to the City's police powers authorized in Article XI, Section 7 of the California Constitution, the California Court of Appeal decision in *Maral v. City of Live Oak* (2013) 221 Cal.App.4th 975, as well as under the Rancho Cordova Municipal Code, the City has the power to regulate permissible land uses throughout the City and to enact regulations for the preservation of public health, safety and welfare of its residents and community. And, pursuant to Government Code section 38771, the City has the power through its City Council to declare actions and activities that constitute a public nuisance; and

WHEREAS, the justification for regulating or banning of outdoor medical marijuana cultivation pursuant to the City's police power includes, but is not limited to: a) the increased risk to public safety, based on the value of marijuana plants and the accompanying threat of break-ins, robbery and theft, and attendant violence and injury; b) the strong "skunk like" fumes emitted from mature plants which can interfere with the use and enjoyment of neighboring properties by their occupants; c) the potential for theft and use by school age children where medical marijuana is cultivated in a visible location, particularly where such location is close to schools; and d) the cultivation of medical marijuana can also result in various code violations, including improper and dangerous electrical alterations and use. These secondary effects pose serious safety risks, and require the commitment of scarce police and public resources; and

WHEREAS, the City Council finds that the public health, safety and general welfare of the City and its residents necessitates and requires the adoption of this Ordinance, prohibiting outdoor cultivation of marijuana within the City and regulating indoor marijuana cultivation in order to: a) protect and safeguard against the detrimental secondary negative effects and adverse impacts of outdoor marijuana cultivation and of unregulated indoor cultivation of marijuana; b) preserve and safeguard the minors, children and students in the community from gaining access to marijuana in outdoor cultivation areas or unsecured indoor cultivation areas; and c) preserve the City's law enforcement services, in that monitoring and addressing the negative secondary effects and adverse impacts will likely burden the City's law enforcement resources; and

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

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

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

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

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

WHEREAS, a public hearing was held by the City Council of the City of Rancho Cordova on December 15, 2014, at the Rancho Cordova City Hall, located at 2729 Prospect Park Drive, Rancho Cordova at which hearing evidence both oral and documentary was received and considered.

Section 2. Amendment of the Municipal Code. Chapter 6.90 of the Rancho Cordova Municipal Code is hereby amended to read as follows:

"Chapter 6.90

MARIJUANA CULTIVATION

Sections:

- 6.90.010 Purpose.
- 6.90.020 Definitions.
- 6.90.030 Outdoor cultivation of marijuana.
- 6.90.040 Indoor cultivation of marijuana.
- 6.90.045 Cultivation permit.
- 6.90.050 Public nuisance.
- 6.90.055 Sale of Medical Marijuana Prohibited.
- 6.90.060 Enforcement.
- 6.90.070 Penalty for violation.

6.90.010 Purpose.

The purpose and intent of this chapter is to require that medical marijuana be cultivated only in appropriately secured, enclosed, and ventilated structures, so as not to be visible to the general public, to provide for the health, safety and welfare of the public, to prevent negative impacts to property values, to prevent odor created by marijuana plants from impacting adjacent properties, to prevent crime associated with marijuana, and to ensure that marijuana grown for medical purposes remains secure and does not find its way to non-patients, minors, or illicit

markets. Nothing in this chapter is intended to authorize the cultivation, possession, or use of marijuana for nonmedical purposes in violation of State or Federal law. It is not the intent of this chapter to create conflict or inconsistency between this chapter and (A) the Constitutions of the United States or the State of California; (B) the Federal Controlled Substances Act; or (C) California law.

6.90.020 Definitions.

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

“Abatement” means the removal of marijuana plants and improvements that support marijuana cultivation which occupy an area or cubic feet in excess of the area and cubic feet that is allowed under this chapter.

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

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

“Cultivated area” means any area indoors that is the greater of either (a) the total area of a property that is densely or primarily occupied by marijuana cultivation; or (b) one square foot per juvenile or mature marijuana plant indoors on the property.

“Cultivation” or “marijuana cultivation” means the planting, growing, harvesting, drying, or processing of marijuana plants, or any part thereof.

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

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

“Marijuana” means the plant *Cannabis sativa* L. and any of its derivatives that is six (6) inches in height or taller, grown in accordance with state law.

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

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

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

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

“Qualified patient” means a “qualified patient” as defined in Section 11362.7(f) of the Health and Safety Code.

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

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

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

“Single Family Dwelling” means a detached building designed for and/or occupied by one (1) family which does not share walls with another dwelling.

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

6.90.030 Outdoor cultivation of marijuana.

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

6.90.040 Indoor cultivation of marijuana.

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

B. Who Is Permitted to Cultivate Marijuana Indoors.

1. Only a person who is at least eighteen (18) years old and either a qualified patient or a primary caregiver may engage in indoor cultivation of medical marijuana.

2. Residency requirement. The qualified patient or primary caregiver shall reside full-time on the premises where the indoor cultivation of medical marijuana occurs.

3. Permission of Owner. Tenants shall obtain the written permission and signature of the property owner(s) prior to cultivating marijuana. Such written permission shall be made available to the City upon request.

4. Permit Required. Prior to engaging in any indoor cultivation of marijuana pursuant to this chapter, a qualified patient or primary caregiver shall obtain a Cultivation Permit

from the City's Chief of Police or his or her designee, as provided by Section 6.90.045 of this chapter.

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

1. Indoor cultivation of marijuana is permitted only on parcels with single family residential units.

2. Marijuana cultivation is permitted only within fully enclosed and secure structures inaccessible to minors. If the fully enclosed and secure structure is a residence, it shall be a single family dwelling. No cultivation may occur in duplexes, triplexes, or other multi-family dwellings. A fully enclosed and secure structure used for the cultivation of marijuana that is separate from the main residence on a premises must maintain a minimum ten (10' 00") foot setback from any property line and the area surrounding the structure must be enclosed by a solid fence at least six feet (6' 00") in height.

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

4. Marijuana cultivation may not occur in a residence where persons under eighteen (18) years of age reside, whether full or part-time.

5. Marijuana cultivation areas in a structure shall not be accessible to persons under eighteen (18) years of age. Cultivation areas shall be secured by lock and key or other security device which prevents unauthorized entry.

6. Indoor cultivation of marijuana shall not exceed twenty-five (25) square feet, regardless of how many qualified patients or primary caregivers are residing at the premises, unless the Planning Director has approved a request under Section 6.90.040(D) below.

7. Marijuana cultivation shall not occur on any carpeted area.

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

9. The use of gas products (CO₂, butane, etc.) or generators for marijuana cultivation or processing is prohibited.

10. Marijuana cultivation for sale is prohibited.

11. From a public right-of-way, there shall be no exterior evidence of marijuana cultivation.

12. The residence shall be occupied and is required to maintain a functioning kitchen and bathroom(s), and the use of primary bedrooms are for their intended purpose. These rooms shall not be used for marijuana cultivation.

13. Any marijuana cultivation area located within a residence shall not create a humidity or mold problem in violation of Rancho Cordova building and State Health and Safety Codes.

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

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

16. The marijuana grower shall pay any applicable city taxes relating to marijuana.

D. Indoor Marijuana Cultivation in Excess of 25 Square Feet. Any proposed marijuana cultivation by an individual that may exceed the cultivation area standard maximum of twenty-five (25) square feet per residence shall require administrative review by the Planning Director, and shall meet the criteria set forth above, as well as the additional criteria set forth in subsections (1) through (3) of this section:

1. Documentation of medical need, such as a physician's recommendation; and

2. Inspection of the cultivation area by a building inspector or code enforcement officer to confirm that no health or safety concerns are present; and

3. The building official may require additional specific standards to meet the California Building Code and Fire Code, including, but not limited to, installation of fire suppression sprinklers.

6.90.045 Cultivation permit.

A. Prior to commencing any indoor medical marijuana cultivation, a qualified patient or primary caregiver must obtain a medical marijuana cultivation permit from the Chief of Police or his or her designee. The following information will be required with the initial permit application and subsequent permit extensions:

1. A notarized signature from the owner of the property consenting to the cultivation of medical marijuana at the premises on a form acceptable to the City.

2. The name of each person owning, leasing, occupying, or having charge of any legal parcel or premises where medical marijuana will be cultivated.

3. The name of each qualified patient or primary caregiver who participates in the medical marijuana cultivation.

4. A copy of a current valid medical recommendation or county-issued medical marijuana card for each qualified patient identified as required above, and for each qualified patient for whom any person identified as required above is the primary caregiver.

5. The physical site address of where the medical marijuana will be cultivated.

6. A signed consent form, acceptable to the City, authorizing City staff, including the Police Department authority, to conduct an inspection of the detached, fully enclosed and secure structure or area of the residence used for the cultivation of marijuana upon twenty-four (24) hours' notice.

B. The initial permit shall be valid for no more than two (2) years and may be extended in increments of two (2) years.

C. To the extent permitted by law, any personal or medical information submitted with a medical marijuana cultivation permit application or permit extension shall be kept confidential and shall only be used for purposes of administering this chapter.

D. The Chief of Police, or his or her designee, may, in his or her discretion, deny any application for a medical marijuana cultivation permit, or extension thereof, where he or she finds, based on articulated facts, that the issuance of such permit, or extension thereof, would be detrimental to the public health, safety, or welfare. A prior criminal conviction for a drug-related offense by the permit applicant shall be grounds for denial. The Chief of Police shall deny an application for a medical marijuana cultivation permit, or extension thereof, that does not demonstrate satisfaction of the minimum requirements of this chapter. Such denial shall be given to the applicant in writing and shall describe the grounds for the denial.

E. A person who is denied a Marijuana Cultivation Permit under this section may appeal such denial within ten (10) days of the date the Chief of Police issues the written denial required by subdivision (D) above.

F. Upon timely request by the person requesting the Marijuana Cultivation Permit, the appeal hearing process and related procedures of a denial of its permit pursuant to RCMC 6.90.045 shall proceed pursuant to the provisions of RCMC 4.10.115 through 4.10.155.

G. The Finance Director may establish a fee or fees required to be paid upon filing of an application for permit(s) as provided by this chapter, which fees shall not exceed the reasonable cost of administering this chapter.

6.90.050 Public nuisance.

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

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

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

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

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

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

6.90.055 Sale of Medical Marijuana Prohibited.

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

6.90.060 Enforcement.

A. The violation of this chapter is hereby declared to be a public nuisance. Any person violating any provision of this chapter shall be deemed guilty of a misdemeanor and, upon conviction, shall be punished by a fine not to exceed the amount provided in Penal Code Section 19, as may be amended from time to time, by imprisonment in the county jail not to exceed six months, or by both a fine and imprisonment.

B. A violation of this chapter may be abated by the city attorney by the prosecution of a civil action for injunctive relief and by the abatement procedure set forth in Chapter 16.18 RCMC.

C. Abatement Procedure. The code enforcement officer and/or the chief of police, or his or her designee (hereafter the "enforcement official"), are hereby authorized to order the abatement of any violation of this chapter by following the abatement procedure as defined in Chapter 16.18 RCMC. In addition, the enforcement official may require the property owner or tenant to personally abate/remove all medical marijuana plants and improvements to the property that exceed the limits set by this chapter.

6.90.070 Penalty for violation.

A. Cultivation of marijuana on parcels within the city that does not comply with this chapter is a misdemeanor subject to the penalties and enforcement as provided in RCMC 1.01.190 and 6.60.020.

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

Section 3. Table 23.310-1 of the Rancho Cordova Municipal Code entitled "Allowed Uses and Permit Requirements for Residential Zoning Districts" shall be modified to add a line item in the proper order to indicate that outdoor marijuana cultivation is prohibited in all Residential

zones pursuant to the Rancho Cordova Municipal Code Section 6.90.030, and that indoor marijuana cultivation is permitted only on parcels with single family homes within Residential zones by persons who meet the requirements of the Rancho Cordova Municipal Code Section 6.90.040 and have obtained a cultivation permit from the Police Department as required by the Rancho Cordova Municipal Code section 6.90.045, and such marijuana cultivation is subject to the regulations contained in chapter 6.90 of the Rancho Cordova Municipal Code.

Section 4. Severability

If any provision of this Ordinance, or the application thereof to any person or 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 ____, 2015 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Robert J. McGarvey, Mayor

ATTEST:

Mindy Cuppy, MMC, City Clerk

2365312.1

SUCCESSOR AGENCY TO THE FORMER

Community Redevelopment Agency

OF THE CITY OF RANCHO CORDOVA

MEMORANDUM

DATE: February 2, 2015

TO: Rancho Cordova Successor Agency Director and Members

FROM: Michelle Mingay, Sr. Finance Analyst

SUBJECT: A RESOLUTION OF THE RANCHO CORDOVA SUCCESSOR AGENCY APPROVING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 15-16A) AND ADMINISTRATIVE BUDGET FOR JULY THROUGH DECEMBER 2015

RECOMMENDATION

Adopt Resolution No SA-01-2015 Approving the Recognized Obligation Payment Schedule (the "ROPS 15-16A") and Administrative Budget for July 1, 2015 through December 31, 2015.

RESULT OF RECOMMENDED ACTION

Approval of this resolution will allow the Rancho Cordova Successor Agency to make payments on obligations listed on ROPS 15-16A and establish the administrative budget for the six month period, to the extent funds are available.

ADVANCES GOAL: 5.

BACKGROUND

Assembly Bill 1x 26 (Stats. 2011, chap.5) added Part 1.85 to Division 24 of the California Health and Safety Code (Health and Safety Code Section 34170 *et seq.*), which was subsequently modified by the California Supreme Court in *California Redevelopment Association v. Matosantos* (2011) 53 Cal.4th 231 and by Assembly Bill 1484 (Stats. 2012, chap. 26, effective June 27, 2012) (the "Dissolution Act"), and in accordance therewith, all redevelopment agencies in the State of California, including the Community Redevelopment Agency of the City of Rancho Cordova (the "Redevelopment Agency"), were dissolved effective February 1, 2012. Also on this date, all assets, properties, contracts, leases, books and records, building, and equipment of the former Redevelopment Agency were transferred to the Rancho Cordova Successor Agency (the "Successor Agency").

The Successor Agency is required by Section 34177(l) of the Dissolution Act to adopt a Recognized Obligation Payment Schedule ("ROPS") for each six-month fiscal period. The ROPS functions as the Successor Agency's claim for property tax revenue, and general

authorization, to pay enforceable obligations. It lists the outstanding obligations of the former Redevelopment Agency, the obligation amount that will be due during the six-month reporting period along with the funding source for each obligation. The Successor Agency can only pay, and will only be allocated property tax revenue by the County Auditor-Controller (the "County AC") for payments of obligations listed on the ROPS; to the extent property tax revenue is available.

Assembly Bill 1484 made certain adjustments and additions to the Dissolution Act procedure for the adoption of a ROPS. New subdivision (m) of Section 34177 states that the Successor Agency must submit an Oversight Board approved ROPS to the Department of Finance (the "DOF") and the County AC no fewer than 90 days (March 1st) before the date of property tax distribution (June 1st). The DOF shall make its determination of the enforceable obligations and the amounts and funding sources of the enforceable obligations no later than 45 days after the ROPS is submitted.

ROPS 15-16A is attached to the resolution submitted for approval on the template provided by the DOF. As required by AB 1484, ROPS 15-16A includes a reconciliation of the estimated to actual activity for the ROPS 14-15A, which covers the period of July 1, 2014 through December 31, 2014.

ROPS 15-16A includes all of the items from previous ROPS with the following exceptions:

- The following Line Item has been retired by the Agency and has been removed from the ROPS:
 - Line Item 10 – Mills Station Crossing Project. The Redevelopment Agency/Successor Agency had a statutory 18 month period in which the Check Cashing Business could request reimbursement for relocation cost from their former location (10235 Folsom Blvd – new site of Los Rios Community College). This 18 month period ended on December 31, 2014 without a request being made. Therefore the obligation is being retired in the current ROPS period.

Additionally, the Successor Agency was able to schedule the first payment on the portion of the City Loan that was originally denied by the DOF as an enforceable obligation but later approved by the Oversight Board as enforceable through the Post Compliance Section 34191.1(b)(1) of the Dissolution Act. Because the County AC was not able to provide the information needed to calculate the actual repayment amount by the reporting deadline, staff has included a high estimate, to ensure the largest payment possible could be made, knowing the DOF would have to work with the County to calculate the actual maximum repayment allowed in the ROPS 15-16A period.

In accordance with Dissolution Act requirements, the Successor Agency will submit the adopted ROPS 15-16A to the Oversight Board for review and approval, at their February board meeting. At the same time the ROPS 15-16A is submitted to the Oversight Board, a copy will also be provided to the county administrative officer, the County AC, and the DOF for review. Following the Oversight Board's approval of ROPS 15-16A, the Successor Agency will submit a certified copy of the ROPS electronically to the DOF to complete the Dissolution Act reporting requirements and start the 45 day review period.

It is important for the reporting process to be completed by the March deadline to avoid significant penalties which have been added to §34177(m)(2) of the Dissolution Act. Those

penalties include a civil penalty of \$10,000 per day for each day the ROPS is not submitted to the DOF and a 25% reduction to the maximum administrative cost allowance.

ATTACHMENT

Resolution No. SA-01-2015 with Exhibits.

RESOLUTION NO SA-01-2015

A RESOLUTION OF THE RANCHO CORDOVA SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF RANCHO CORDOVA APPROVING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 15-16A) AND ADMINISTRATIVE BUDGET FOR JULY THROUGH DECEMBER 2015

WHEREAS, pursuant to Assembly Bill 1X 26 (Stats. 2011, chap. 5), a new Part 1.85 was added to Division 24 of the California Health and Safety Code (Health and Safety Code Section 34170 *et. seq.*), which was subsequently modified by the California Supreme Court in *California Redevelopment Association v. Matosantos* (2011) 53 Cal.4th 231 and by Assembly Bill 1484 (Stats. 2012, chap. 26, effective June 27, 2012) (the "Dissolution Act"), and in accordance therewith, all redevelopment agencies in the State of California, including the Community Redevelopment Agency of the City of Rancho Cordova (the "Redevelopment Agency"), were dissolved effective February 1, 2012; and

WHEREAS, pursuant to the Dissolution Act, the City of Rancho Cordova became the successor agency (the "Successor Agency") to the former Redevelopment Agency and, by operation of law under Section 34175(b) of the Dissolution Act, all assets, properties, contracts, leases, books and records, building, and equipment of the former Redevelopment Agency (the "redevelopment assets") were transferred to the Successor Agency, on February 1, 2012; and

WHEREAS, Section 34177(l) of the Dissolution Act requires the Successor Agency to prepare a Recognized Obligation Payment Schedule ("ROPS") for each six month fiscal period, which lists the outstanding obligation of the former Redevelopment Agency and the source of funds for the payments; and

WHEREAS, the Successor Agency has prepared a ROPS for the July 1, 2015 through December 31, 2015, period ("ROPS 15-16A"), attached hereto as (**Exhibit A**); and

WHEREAS, the Successor Agency has prepared the administrative budget (**Exhibit B**), which estimates the cost for the Successor Agency to comply with the requirements associated with winding down the affairs of the agency.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE BOARD MEMBERS OF THE SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF RANCHO CORDOVA that:

1. The Successor Agency hereby approves the ROPS 15-16A for the period July 1, 2015 through December 31, 2015, attached hereto as Exhibit A.

2. The Successor Agency hereby approves the Administrative Budget for the period July 1, 2015 through December 31, 2015, attached hereto as Exhibit B.

2. The Successor Agency Secretary is hereby directed to transmit the ROPS 15-16A to the Oversight Board for approval before transmitting the ROPS 15-16A to the Sacramento County Auditor-Controller, State Department of Finance, and the State Controller.

PASSED AND ADOPTED by the Board Members of the Rancho Cordova Successor Agency on the ____ day of _____, 2015 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Robert J. McGarvey, Agency Chair

ATTEST:

Mindy Cuppy, CMC, Agency Secretary

Recognized Obligation Payment Schedule (ROPS 15-16A) - Summary

Filed for the July 1, 2015 through December 31, 2015 Period

Name of Successor Agency: Rancho Cordova
Name of County: Sacramento

Current Period Requested Funding for Outstanding Debt or Obligation		Six-Month Total
Enforceable Obligations Funded with Non-Redevelopment Property Tax Trust Fund (RPTTF) Funding		
A Sources (B+C+D):		\$ 381,500
B Bond Proceeds Funding (ROPS Detail)		-
C Reserve Balance Funding (ROPS Detail)		381,500
D Other Funding (ROPS Detail)		-
E Enforceable Obligations Funded with RPTTF Funding (F+G):		\$ -
F Non-Administrative Costs (ROPS Detail)		-
G Administrative Costs (ROPS Detail)		-
H Current Period Enforceable Obligations (A+E):		\$ 381,500

Successor Agency Self-Reported Prior Period Adjustment to Current Period RPTTF Requested Funding

I Enforceable Obligations funded with RPTTF (E):	-
J Less Prior Period Adjustment (Report of Prior Period Adjustments Column S)	-
K Adjusted Current Period RPTTF Requested Funding (I-J)	\$ -

County Auditor Controller Reported Prior Period Adjustment to Current Period RPTTF Requested Funding

L Enforceable Obligations funded with RPTTF (E):	-
M Less Prior Period Adjustment (Report of Prior Period Adjustments Column AA)	-
N Adjusted Current Period RPTTF Requested Funding (L-M)	-

Certification of Oversight Board Chairman:

Pursuant to Section 34177 (m) of the Health and Safety code, I hereby certify that the above is a true and accurate Recognized Obligation Payment Schedule for the above named agency.

Name	Title
/s/ _____	
Signature	Date

Recognized Obligation Payment Schedule (ROPS 15-16A) - ROPS Detail July 1, 2015 through December 31, 2015 (Report Amounts in Whole Dollars)															
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	Funding Source					Six-Month Total
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		
										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	
								\$ 14,504,511		\$ -	\$ 381,500	\$ -	\$ -	\$ -	\$ 381,500
10	Mills Station Crossing Project	Miscellaneous	8/31/2011	1/31/2015	Check Cashing Business	Redevelopment Statutory obligation to	Rancho Cordova	-	Y						\$ -
14	Mills Station Crossing/Property Maintenance	Property Maintenance	1/1/2014	6/30/2016	Terra Care Associates	Monthly property/landscape maintenance charges for properties currently owned by the former RDA (est.)	Rancho Cordova Redevelopment	2,500	N		2,500				\$ 2,500
15	Statutory Payment	Miscellaneous	2/1/2011	8/6/2036	City of Rancho Cordova as the Successor Housing Agency	Low/Moderate Housing Replacement Obligation (est.)	Rancho Cordova Redevelopment	3,520,000	N						\$ -
16	Administrative Allowance	Admin Costs	2/1/2011	6/30/2035	City of Rancho Cordova	Staff Cost to wind down former redevelopment agency activities (est.)	Rancho Cordova Redevelopment	4,750,000	N		125,000				\$ 125,000
17	Crossings at New Rancho	Miscellaneous	12/2/2010	12/2/2025	Urban Housing Communities	Project based rental assistance (est.)	Rancho Cordova Redevelopment	610,377	N						\$ -
22	Appraisal Services	Property Dispositions	1/1/2014	6/30/2016	Integra Realty Resources or comparable business	Appraisal services for Successor Agency Land (est.) (This amount will only be needed if the service has not already been provided in ROPS 14-15B)	Rancho Cordova Redevelopment	3,500	N		3,500				\$ 3,500
23	Property Taxes	Property Maintenance	7/1/2015	12/31/2015	Sacramento County	Property Taxes due for Successor Agency Property (est.)	Rancho Cordova Redevelopment	500	N		500				\$ 500
28	Reimbursement Agreement (reauthorized by Oversight Board)	City/County Loans After 6/27/11	9/9/2013	8/6/2036	City of Rancho Cordova	Loan Repayment pursuant to AB 1484 §34191.4 (b). Total Obligation amount represents outstanding balance at June 30, 2014; amounts will be updated each ROPS period to reflect accrued interest and/or payments	Rancho Cordova Redevelopment	5,617,634	N		250,000				\$ 250,000
30									N						\$ -
31									N						\$ -
32									N						\$ -
33									N						\$ -

Recognized Obligation Payment Schedule (ROPS 15-16A) - Report of Cash Balances
(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (I), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation. For tips on how to complete the Report of Cash Balances Form, see https://rad.dof.ca.gov/rad-sa/pdf/Cash_Balance_Agency_Tips_Sheet.pdf .								
A	B	C	D	E	F	G	H	I
	Cash Balance Information by ROPS Period	Fund Sources						Comments
		Bond Proceeds		Reserve Balance		Other	RPTTF	
		Bonds Issued on or before 12/31/10	Bonds Issued on or after 01/01/11	Prior ROPS period balances and DDR RPTTF balances retained	Prior ROPS RPTTF distributed as reserve for future period(s)	Rent, Grants, Interest, Etc.	Non-Admin and Admin	
ROPS 14-15A Actuals (07/01/14 - 12/31/14)								
1	Beginning Available Cash Balance (Actual 07/01/14)			632,164			-	
2	Revenue/Income (Actual 12/31/14) RPTTF amounts should tie to the ROPS 14-15A distribution from the County Auditor-Controller during June 2014			890			-	
3	Expenditures for ROPS 14-15A Enforceable Obligations (Actual 12/31/14) RPTTF amounts, H3 plus H4 should equal total reported actual expenditures in the Report of PPA, Columns L and Q			14,399			-	
4	Retention of Available Cash Balance (Actual 12/31/14) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)						-	
5	ROPS 14-15A RPTTF Prior Period Adjustment RPTTF amount should tie to the self-reported ROPS 14-15A PPA in the Report of PPA, Column S	No entry required					-	
6	Ending Actual Available Cash Balance C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 - 5)	\$ -	\$ -	\$ 618,655	\$ -	\$ -	\$ -	
ROPS 14-15B Estimate (01/01/15 - 06/30/15)								
7	Beginning Available Cash Balance (Actual 01/01/15) (C, D, E, G = 4 + 6, F = H4 + F4 + F6, and H = 5 + 6)	\$ -	\$ -	\$ 618,655	\$ -	\$ -	\$ -	
8	Revenue/Income (Estimate 06/30/15) RPTTF amounts should tie to the ROPS 14-15B distribution from the County Auditor-Controller during January 2015			850			-	
9	Expenditures for ROPS 14-15B Enforceable Obligations (Estimate 06/30/15)			227,255			-	
10	Retention of Available Cash Balance (Estimate 06/30/15) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)			392,243			-	
11	Ending Estimated Available Cash Balance (7 + 8 - 9 -10)	\$ -	\$ -	\$ 7	\$ -	\$ -	\$ -	

Recognized Obligation Payment Schedule (ROPS 15-16A) - Report of Prior Period Adjustments																												
Reported for the ROPS 14-15A (July 1, 2014 through December 31, 2014) Period Pursuant to Health and Safety Code (HSC) section 34186 (a)																												
(Report Amounts in Whole Dollars)																												
ROPS 14-15A Successor Agency (SA) Self-reported Prior Period Adjustments (PPA):Pursuant to HSC Section 34186 (a), SAs are required to report the differences between their actual available funding and their actual expenditures for the ROPS 14-15A (July through December 2014) period. The amount of Redevelopment Property Tax Trust Fund (RPTTF) approved for the ROPS 15-16A (July through December 2015) period will be offset by the SA's self-reported ROPS 14-15A prior period adjustment. HSC Section 34186 (a) also specifies that the prior period adjustments self-reported by SAs are subject to audit by the county auditor-controller (CAC) and the State Controller.																					ROPS 14-15A CAC PPA: To be completed by the CAC upon submittal of the ROPS 15-16A by the SA to Finance and the CAC. Note that CACs will need to enter their own formulas at the line item level pursuant to the manner in which they calculate the PPA. Also note that the Admin amounts do not need to be listed at the line item level and may be entered as a lump sum.							
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	
		Non-RPTTF Expenditures							RPTTF Expenditures											RPTTF Expenditures								
																										Net CAC Non-Admin and Admin PPA (Amount Used to Offset ROPS 15-16A Requested RPTTF)		
		Bond Proceeds		Reserve Balance		Other Funds			Non-Admin					Admin						Non-Admin CAC		Admin CAC						
		Authorized	Actual	Authorized	Actual	Authorized	Actual	Authorized	Available RPTTF (ROPS 14-15A distributed + all other available as of 07/1/14)	Net Lesser of Authorized / Available	Actual	Difference (If K is less than L, the difference is zero)	Authorized	Available RPTTF (ROPS 14-15A distributed + all other available as of 07/1/14)	Net Lesser of Authorized / Available	Actual	Difference (If total actual exceeds total authorized, the total difference is zero)	Net Difference (M+R)		SA Comments	Net Lesser of Authorized / Available	Actual	Difference	Net Lesser of Authorized / Available	Actual			
Item #	Project Name / Debt Obligation	Authorized	Actual	Authorized	Actual	Authorized	Actual	Authorized	Available RPTTF (ROPS 14-15A distributed + all other available as of 07/1/14)	Net Lesser of Authorized / Available	Actual	Difference (If K is less than L, the difference is zero)	Authorized	Available RPTTF (ROPS 14-15A distributed + all other available as of 07/1/14)	Net Lesser of Authorized / Available	Actual	Difference (If total actual exceeds total authorized, the total difference is zero)	Net Difference (M+R)	SA Comments	Net Lesser of Authorized / Available	Actual	Difference	Net Lesser of Authorized / Available	Actual	Difference	Net Difference	CAC Comments	
3	Reimbursement Agreement entered into within two years of Agency formation.	\$ -	\$ -	\$ 235,255	\$ 14,399	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			\$ -		\$ -	\$ -	\$ -		
4	Reimbursement Agreement entered into within two years of Agency formation.	-								\$ -		\$ -						\$ -										
5	Reimbursement Agreement entered into within two years of Agency formation.	-								\$ -		\$ -						\$ -										
6	Reimbursement Agreement entered into within two years of Agency formation.	-								\$ -		\$ -						\$ -										
7	Reimbursement Agreement entered into within two years of Agency formation.	-								\$ -		\$ -						\$ -										
10	Mills Station Crossing Project	-		97,755		-				\$ -		\$ -						\$ -										
11	Audit Services	-		5,000		-				\$ -		\$ -						\$ -										
14	Mills Station Crossing/Property Maintenance	-		1,000		-				\$ -		\$ -						\$ -										
15	Statutory Payment	-				-				\$ -		\$ -						\$ -										
16	Administrative Allowance	-		125,000	14,191					\$ -		\$ -						\$ -										
17	Crossings at New Rancho	-				-				\$ -		\$ -						\$ -										
18	Litigation expense related to assets or obligations, settlements and judgments	-		2,500		-				\$ -		\$ -						\$ -										
21	Loan Agreement	-				-				\$ -		\$ -						\$ -										
22	Appraisal Services	-		3,500		-				\$ -		\$ -						\$ -										
23	Property Taxes	-		500	208					\$ -		\$ -						\$ -										
25	Loan Agreement	-				-				\$ -		\$ -						\$ -										
26	Reimbursement Agreement entered into within two years of Agency formation.	-								\$ -		\$ -						\$ -										
27	Reimbursement Agreement entered into within two years of Agency formation.	-								\$ -		\$ -						\$ -										
28	Reimbursement Agreement (reauthorized by Oversight Board)	-								\$ -		\$ -						\$ -										
29	Loan Agreement	-								\$ -		\$ -						\$ -										

Recognized Obligation Payment Schedule (ROPS 15-16A) - Notes

July 1, 2015 through December 30, 2015

[illegible]

**Successor Agency to the former Rancho Cordova Redevelopment Agency
Proposed Administrative Budget
For the period between:**

	July 1, 2015 and December 31, 2015
<i>Successor Agency Staffing</i>	
Administrative Cost - Salaries and Benefits	105,000
<i>Prof. & Contractual Services</i>	
General Counsel	10,000
Consultants - Other	10,000
Total Prof. & Contractual Services	\$ 20,000
TOTAL ADMINISTRATIVE COST	\$ 125,000

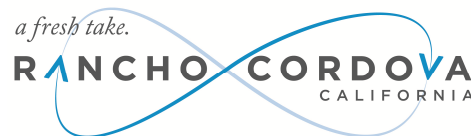
MEMORANDUM

DATE: February 2, 2015

TO: Honorable Mayor and Council Members

FROM: Cyrus Abhar, Public Works Director

SUBJECT: **RESOLUTION APPROVING THE FIRST CONTRACT AMENDMENT WITH CALIFORNIA PAVEMENT MAINTENANCE COMPANY, INC. FOR CITYWIDE STREET MAINTENANCE SERVICES**



RECOMMENDATION

Adopt Resolution No. 11-2015.

RESULT OF RECOMMENDED ACTION

Adoption of this resolution will authorize the execution of the first contract amendment with California Pavement Maintenance Company, Inc. (CPM) increasing the contract total by \$1.5 million. This amendment will increase the “not to exceed” amount from \$5,206,610 to \$6,706,610 due to the increased quantity of work. This amendment will also change the term of the contract. The original agreement which is set to expire on April 30, 2016 will be amended to April 30, 2017.

BACKGROUND

In May 2013, City Council awarded the on-call street maintenance contract to CPM. This agreement has allowed Public Works to continue repairing City streets and resurfacing various residential neighborhoods. The street maintenance agreement covers routine maintenance activities such as filling potholes, as well as performing asphalt and base repair and overlays.

Public Works will begin resurfacing all the residential roads located in the Cordova Meadows neighborhood in spring of 2015. The project will begin with the removal and replacement of failed sections of road, followed by placement of a cape seal. A cape seal is a two part process that involves placing rock chip on the roads for a week and then placing a smooth microseal over the top. This project is estimated to take up to six months to complete. The resurfacing of the roads in South White Rock neighborhood experienced some delay last year and will be complete in spring as well.

This amendment will allow Public Works to continue working on road resurfacing projects that were identified in the City’s Five Year Capital Improvement Plan. Funding for this contract will primarily come from Gas Tax and Measure A Maintenance funds.

ATTACHMENT

Resolution No. 11-2014 including Contract No. 47-2013-1.

CITY OF RANCHO CORDOVA

RESOLUTION NO. 11-2015

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AUTHORIZING THE CITY MANAGER TO EXECUTE A FIRST AMENDMENT
WITH CALIFORNIA PAVEMENT MAINTENANCE COMPANY, INC. FOR
CITYWIDE STREET MAINTENANCE SERVICES**

WHEREAS, the parties entered into a Construction Services Agreement dated May 6, 2013 for the purpose of providing citywide on call street maintenance; and

WHEREAS, the language in the contract allows for the contract to be extended for an additional one (1) year term but no more than two (2) additional years; and

WHEREAS, the Public Works Department has used California Pavement Maintenance Co., Inc. for its residential street resurfacing program; and

WHEREAS, this amendment will allow an increase not to exceed the amount from \$5,206,610 to \$6,706,610 due to the anticipated increase in the quantity of work; and

WHEREAS, this amendment will also extend the term of the agreement by one year from April 30, 2016 to April 30, 2017; and

WHEREAS, those services will exceed the maximum amount the City Manager has authorization to approve.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA authorizes the City Manager to execute a first amendment (Contract No. 47-2013-1) with California Pavement Maintenance Co., Inc. (**Exhibit 1**), in a form approved by the City Attorney. This resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the _____ day of _____, 2015 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Robert J. McGarvey, Mayor

ATTEST:

Mindy Cuppy, MCC, City Clerk

**FIRST AMENDMENT TO THE CONSTRUCTION SERVICES AGREEMENT
BETWEEN THE CITY OF RANCHO CORDOVA AND
CALIFORNIA PAVEMENT MAINTENANCE COMPANY, INC.**

This First Amendment to the Agreement for Construction Services ("Amendment") is made by and between the City of Rancho Cordova ("City") and California Pavement Maintenance Company ("Contractor") as of February 2, 2015. City and Contractor are hereinafter collectively referred to as the "Parties."

RECITALS

WHEREAS, the Parties entered into a Construction Services Agreement ("CSA") dated May 6, 2013 for the purpose of providing citywide street maintenance services; and

WHEREAS, this Amendment will increase the compensation total and extend the term of the agreement; and

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

NOW, THEREFORE, the Parties hereto agree as follows:

AGREEMENT

1. The Parties agree to modify the end date of the CSA from April 30, 2016, to April 30, 2017. The sentence in Section 3 of the CSA, "Completion," is amended to read as follows:

"Agreement shall be effective from the time at which the contract is fully executed through April 30, 2017 as described in Section 2.2 of the attached."

2. Section 4 of the CSA, "Payment," provides for the City to pay Contractor a sum not to exceed \$5,206,610. The Parties agree to amend Section 4 of the CSA in order to increase the compensation amount to pay Contractor for additional services. The third sentence of Section 4 of the CSA is amended to read as follows:

"The City agrees in consideration of the work to be performed for the Project herein and subject to the terms and conditions thereof, to pay Contractor all sums of money which may become due to Contractor in accordance with the terms of the aforesaid bid and proposal, and this Agreement, to wit: Six Million, Seven Hundred and Six Thousand, Six Hundred and Ten Dollars (\$6,706,610).

3. Section 10.3 of the CSA, "Notices," identifies the city staff person that shall receive all notices related to this CSA. The City contact person shall be amended to read as follows:

"Any written notice to City shall be sent to:
Maria Lopez
City of Rancho Cordova
Public Works Department
2729 Prospect Park Drive
Rancho Cordova, CA 95670"

4. All other terms and conditions in the CSA shall remain in full force and effect to the extent they are not in conflict with this Amendment.

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

CITY OF RANCHO CORDOVA

PROFESSIONAL

Brian Nakamura, City Manager

Bruce Taylor, Vice President

Date: _____

Date: _____

Attest:

Mindy Cuppy, MMC, City Clerk

Date: _____

Approved as to Form:

Adam Lindgren, City Attorney

Date: _____

1208092.2

MEMORANDUM

DATE: February 2, 2015

TO: Honorable Mayor and Council Members

FROM: Kerry Simpson, Neighborhood Services Manager
Jessica Crone, Accounting Technician



SUBJECT: RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT NO. 7-2015 FOR ANIMAL SHELTER SERVICES BETWEEN THE CITY AND THE SACRAMENTO SOCIETY FOR THE PREVENTION OF CRUELTY TO ANIMALS.

RECOMMENDATION

Adopt Resolution No. 14-2015.

RESULT OF RECOMMENDED ACTION

Adoption of this resolution will allow the City to enter a five year contract with the Sacramento Society for the Prevention of Cruelty to Animals (SPCA) to continue to provide animal shelter services for the City of Rancho Cordova and residents that reside within the city boundaries.

BACKGROUND

The purpose and goal of executing this contract is to continue providing the animal shelter services from the SPCA in collaboration with the City of Rancho Cordova Animal Services Division.

For the past 10 years, SPCA has been providing animal shelter services such as protective custody, quarantine, and other animal housing related services. The SPCA services are integral to the Animal Services Division efforts to enforce City code regulations regarding pet licensing and rabies suppression.

Staff is satisfied with the level of service provided by SPCA and wishes to continue the City's partnership with SPCA. Staff negotiated the proposed five-year term contract (Attachment 2) to ensure continuity of service.

The new contract ensures the same services are provided such as low cost vaccinations and low cost spay and neuter programs. The costs associated with the contract include \$1,305,891 over a five year term, with additional costs for overages on protective custody, quarantine, other animal housing related services, and software related costs. The City will recover some of the overage related costs by charging the owners of the animals.

City Staff recommends the extension of the Agreement with the SPCA in order to continue providing the residents of Rancho Cordova with a comprehensive Animal Services program.

ATTACHMENT

Resolution No. 14-2015, including Exhibit A – Contract No. 7-2015
2390621.1

CITY OF RANCHO CORDOVA

RESOLUTION NO. 14-2015

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT NO. 7-2015 FOR ANIMAL SHELTER SERVICES BETWEEN THE CITY AND THE SACRAMENTO SOCIETY FOR THE PREVENTION OF CRUELTY TO ANIMALS

WHEREAS, on or about November 3, 2005, the City entered a contract with the Sacramento Society for the Prevention of Cruelty to Animals (SPCA) to provide animal shelter services to the City of Rancho Cordova's Animal Services Division and the City's residents; and

WHEREAS, the City is satisfied with the services provided by SPCA and wishes to have SPCA continue providing animal shelter services to the City and its residents; and

WHEREAS, the City and SPCA have negotiated a new five-year contract with SPCA to continue to provide animal shelter services, protective custody, quarantine, and other animal housing related services; and

WHEREAS, the City will pay \$1,305,891 for the provision of basic services over the term of the agreement, in addition to costs related to other services as outlined in the contract's fee schedule.

NOW THEREFORE, the City Council of the City of Rancho Cordova hereby authorizes the City Manager to execute Contract No. 7-2015 between the City and shelter, attached hereto as **Exhibit A**.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova this _____ day of _____, 2015 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Robert J. McGarvey, Mayor

ATTEST:

Mindy Cuppy, MMC, City Clerk

2389989.1

**CONTRACT BETWEEN THE CITY OF RANCHO CORDOVA AND THE
SACRAMENTO SOCIETY FOR THE PREVENTION OF CRUELTY OF ANIMALS
(SPCA) FOR SHELTER SERVICES**

THIS CONTRACT is made on _____, 20____, by and between the City of Rancho Cordova, a municipal corporation (the “CITY”) and the Sacramento Society for the Prevention of the Cruelty of Animals, a California corporation (the “SHELTER”), collectively referred to as the “Parties.”

ARTICLE ONE – DEFINITIONS

The Parties agree that the following definitions shall apply to this Contract:

Section 1.01 “**Contract**” shall mean the enforceable CONTRACT between the parties to perform a service in consideration for specified compensation.

Section 1.02 “**Animals**” shall mean domestic animals such as dogs, cats and domesticated rabbits, non-indigenous reptiles and shall exclude birds, fowls and livestock as defined herein.

Section 1.03 “**Annual Payment**” shall mean the annual amount CITY pays SHELTER for SHELTER’s services calculated pursuant to the terms of this Contract.

Section 1.04 “**Birds**” and “**Fowls**” shall be defined as an Animal belonging to the class of Aves including members of the parrot family and all game birds, including but not limited to dove, quail, duck, goose, pigeon, cardinal, blue jay, robin, sparrow, blackbird and crow.

Section 1.05 “**CITY**” shall mean the City of Rancho Cordova, a California municipal corporation.

Section 1.06 “**CITY Ordinance**” shall refer to Title 8 of the Rancho Cordova Municipal Code as same may, from time to time be amended.

Section 1.07 “**CITY Licensing Program**” shall mean the CITY program of licensing dogs and cats in accordance with Rancho Cordova Municipal Code section 8.06 and California Food and Agriculture Code section 30501.

Section 1.08 “**Contract Fees**” shall mean the monthly agreed price per Contract year for services rendered by SHELTER to CITY pursuant to this Contract. This rate shall be calculated by dividing the Annual Payment by the number of months (12) within the current CONTRACT year.

Section 1.09 “**Facility**” shall mean the facility or facilities used by SHELTER in providing shelter and other services for CITY pursuant to this Contract.

Section 1.10 “**Livestock**” shall be defined as set forth in the Rancho Cordova Municipal Code and shall include swine, sheep, goat, horse, cattle, equine, or bovine Animal.

Section 1.11 “**Redemption Period**” shall mean the period of time that a stray Animal is held at the Facility to provide the owner time to reclaim.

Section 1.12 “**SHELTER**” shall mean to the Sacramento Society for the Prevention of the Cruelty of Animals (SSPCA) and its representatives.

ARTICLE TWO - IMPOUNDMENT

Section 2.01 **Facility.** The SHELTER represents that its Facility shall house and process Animals for CITY in a manner for SHELTER to meet its obligations herein as well as meets applicable legal requirements for Animal shelters, including all rules and regulations pursuant to California Civil Code section 1813, et seq., including but not limited to, Civil Code sections 1834, 1834.4 and 1846.

Section 2.02 **Impoundment.** The SHELTER agrees that it shall accept all Animals brought to its Facility by designees of the CITY, and its citizens. Such Animals shall be impounded under the exclusive control and custody of the SHELTER for periods of time as required by law, including the California Food and Agriculture Code sections 31108 and 31752 and Rancho Cordova Municipal Code chapter 8.08. Prior to delivery to the SHELTER, the CITY shall scan for microchips or search for a CITY license and use all reasonable diligence to notify the licensed owner, if any. The CITY shall not accept a surrender of ownership of an Animal by its owner at the Facility, except through the SHELTER. Any Animal not defined in Article One shall not be delivered to the SHELTER without calling and consulting with the SHELTER as to the feasibility of impoundment, holding, and care, or available options for placement.

Section 2.03 **Holding.** Every Animal delivered to the Facility by the CITY shall become property of the SHELTER to process in accordance with this Contract regarding impoundment and redemption. The CITY agrees that the passage of three (3) working days, plus one (1) additional holding day to begin from the date of delivery to the SHELTER of every impounded stray Animal is the Redemption Period. Neither the CITY nor any agency, nor agent of the CITY shall have any claim or right to any Animal not claimed and redeemed during the Redemption Period. Should the CITY inform the SHELTER of its intent to continue holding an Animal prior to 6p.m. of the final day of any given hold period, the SHELTER shall continue to hold the accepted Animal for the time period requested by the CITY. The SHELTER shall be solely responsible for all costs and expenses related to the accepted Animal(s) incurred after the holding period.

Section 2.04 **Care.** The SHELTER agrees that it shall provide reasonable and appropriate care for all Animals delivered to the Facility by the CITY. This includes adequate shelter, food, water and all other humane treatment.

Section 2.05 **Veterinary Care.** Unless prior authorization is provided by the CITY, the SHELTER’s acceptance and care provided for any injured or seriously ill animal shall be at the SHELTER’S sole cost and expense. Whenever exigent circumstances during the “redemption period” (see definition at Section 1) require the SHELTER to provide immediate emergency medical care to any injured or seriously ill accepted animal and such care is actually provided, the CITY may, upon request and in its sole discretion, reimburse the SHELTER for all, or part of any reasonable cost and expenses associated with the emergency medical care of the animal. The CITY understands that the SHELTER will not provide veterinary care to animals brought into the Facility by the CITY. If the CITY impounds an animal that is injured or seriously ill, the

CITY will provide immediate veterinary care through the CITY's contract provider.

ARTICLE THREE– ANIMAL DISPOSITION

Section 3.01 Disposition Policy. The SHELTER shall have the undisputed right, consistent with Title 8 “Animals” of the Rancho Cordova Municipal Code and this Contract, to dispose of every Animal given into its custody in accordance with the following policy:

The SHELTER shall have the sole and exclusive right to determine the responsibility of persons offering to become the owners of unclaimed Animals and the suitability of the home offered, and shall have the sole and exclusive right to accept or reject such applicants for unclaimed Animals.

The SHELTER shall have the sole and exclusive right to determine if and when Animals are to be placed in a new home or euthanized but agrees to make a good faith attempt to place Animals prior to euthanizing them.

The SHELTER shall have the right to humanely euthanize any Animal impounded that is found to be physically suffering, injured or have a communicable disease prior to the end of the Redemption Period.

Section 3.02 Impoundment, Boarding and Adoption. The SHELTER agrees, in accordance with Paragraph 3.1 of this Contract, that if the owner of an impounded Animal shall claim the Animal prior to the Redemption Period the SHELTER shall collect from the owner the impoundment fee(s) together with the cost of board at the current rate per Animal. Further, the SHELTER shall require the owner of every impounded Animal to pay all applicable fees including licensing and vaccination fees of an impounded Animal which has not been inoculated and licensed, as required by chapter 8.08 of the Rancho Cordova Municipal Code. The SHELTER shall set, in accordance with the law, all fees, if any, it charges to the public for an Animal adoption.

ARTICLE FOUR-COLLECTION OF FEES

Section 4.01 CITY herein designates SHELTER and SHELTER herein agrees to serve as the enforcing agency on behalf of the CITY for purposes set forth in this Contract. Specifically, SHELTER agrees that it will act on CITY's behalf by charging, collecting and/or accounting for those fees it receives pursuant to this Contract, including licensing fees, impoundment fees and boarding fees.

Section 4.02 Disposition of Funds. Any CITY licensing fees, impound fees, unaltered fees, and boarding fees collected or received by SHELTER shall be accounted for separately and shall not be used to offset the Annual Payment relating thereto as may be required in this Contract. Any monies paid in owner-returned cases to the SHELTER for impoundment during the Redemption Period shall be accounted for separately by the SHELTER, but will not be used to offset the calculation of the Annual Payment. These funds shall be the property of the CITY and remitted to the CITY in accordance with this Contract.

Section 4.03 **Waiver of Impound Fees.** The CITY will allow flexibility to the SHELTER to waive impound fees for animals, if the owner agrees to sterilize their animal.

ARTICLE FIVE- COST OF SERVICES AND FEES

Section 5.01 **Fees Schedule.** The CITY and SHELTER agree to the following:

- (i) During the first year of this Contract, January 1, 2015 to December 31, 2015, CITY will pay SHELTER an amount not to exceed two hundred forty-one thousand one hundred and three and Zero/100s Dollars (\$241,103.00) and the SHELTER shall accept, at CITY's discretion, up to 1,837 Animals in this twelve (12) month period.
- (ii) During the second year of this Contract, January 1, 2016 to December 31, 2016, CITY will pay SHELTER an amount not to exceed two hundred fifty thousand seven hundred forty-seven and Zero/100s Dollars (\$250,747.00) and the SHELTER shall accept, at CITY's discretion, up to 1,837 Animals in this twelve (12) month period.
- (iii) During the third year of this Contract, January 1, 2017 to December 31, 2017, CITY will pay SHELTER an amount not to exceed two hundred sixty thousand seven hundred seventy-seven and Zero/100s Dollars (\$260,777.00) and the SHELTER shall accept, at CITY's discretion, up to 1,837 Animals in this twelve (12) month period.
- (iv) During the fourth year of this Contract, January 1, 2018 to December 31, 2018, CITY will pay SHELTER an amount not to exceed two hundred seventy-one thousand two hundred eight and Zero/100s Dollars (\$271,208.00) and the SHELTER shall accept, at CITY's discretion, up to 1,837 Animals in this twelve (12) month period.
- (v) During the fifth year of this Contract, January 1, 2019 to December 31, 2019, CITY will pay SHELTER an amount not to exceed two hundred eighty two thousand fifty-six and Zero/100s Dollars (\$282,056.00) and the SHELTER shall accept, at CITY's discretion, up to 1,837 Animals in this twelve (12) month period.

Section 5.02 **Contract Fees.** The SHELTER agrees to bill the CITY the Annual Cost of Services and Fees in twelve equal monthly installments. City agrees to pay non-disputed invoices, net 45, from date of receipt of invoice. The City also agrees to pay the SPCA for each animal in excess of the yearly animal intake amounts as established in Section 5.01 as follows:

- (i) During the first year of this Contract, January 1, 2015 to December 31, 2015, one hundred thirty-one and Zero/100s Dollars (\$131).
- (ii) During the second year of this Contract, January 1, 2016 to December 31, 2016, one hundred thirty-six and Zero/100s Dollars (\$136).
- (iii) During the third year of this Contract, January 1, 2017 to December 31, 2017, one hundred forty-two and Zero/100s Dollars (\$142).
- (iv) During the fourth year of this Contract, January 1, 2018 to December 31, 2018, one hundred forty-eight and Zero/100s Dollars (\$148).
- (v) During the fifth year of this Contract, January 1, 2019 to December 31, 2019, one hundred fifty-four and Zero/100s Dollars (\$154).

Section 5.03 Livestock. The CITY agrees that the responsibility for seizing, securing, housing and disposing of livestock belongs to the City of Rancho Cordova. In the event, for any reason, the CITY delivers livestock to the SHELTER which was seized in its jurisdiction by the duly appointed agents of the CITY, the SHELTER shall be paid for actual expenses it incurs to feed, house, transport and dispose of such livestock in addition to any other amounts under this Contract. SHELTER agrees to abide by all applicable law in processing livestock hereunder.

Section 5.04 Rendering Services for Dead Animals. CITY shall pay the SHELTER the cost of rendering services of dead animals, in addition to the “Fees Schedule” as outlined in Section 5.01, as follows:

- (i) During the first three years of this Contract, January 1, 2015 to December 31, 2017, Five Hundred Ninety-Four and Zero/100 Dollars (\$594.00) monthly.
- (ii) During the next two years of this Contract, January 1, 2018 to December 31, 2019, Six Hundred Eighty-Two and Zero/100 Dollars (\$682.00) monthly.

Section 5.05 Humane Investigations. Rancho Cordova Animal Control will respond to and investigate all humane cases. Humane cases that require the impoundment of an animal that requires extended care or quarantine beyond the “redemption period” will be charged as follows:

- (i) During the first through third years of this Contract, January 1, 2015 to December 31, 2017, twenty-five and Zero/100s Dollars (\$25) per day per animal.

- (ii) During the fourth and fifth years of this Contract, January 1, 2018 to December 31, 2019, thirty and Zero/100s Dollars (\$30) per day per animal.

Animals held in protective custody will be charged as follows:

- (i) During the first through third years of this Contract, January 1, 2015 to December 31, 2017, fifteen and Zero/100s Dollars (\$15) per day per animal.
- (ii) During the fourth and fifth years of this Contract, January 1, 2018 to December 31, 2019, twenty and Zero/100s Dollars (\$20) per day per animal.

The SHELTER will make every attempt to collect all related impound fees from the animal owner at the time of redemption. If collected, the CITY will not incur the daily charge. These fees will be paid to the SHELTER by the CITY in addition to the “Fees Schedule” as outlined in Section 5.01.

Section 5.06 Software. The SHELTER shall provide the CITY with full access to shelter software program, via internet connection or otherwise remotely available at the CITY offices, and rights to all CITY data contained therein in the event the SHELTER changes software vendors. The SHELTER shall provide the CITY a minimum of four (4) users access to the software program. The users shall be designated by the CITY. Such access shall at a minimum allow the designated CITY user to view and print and save all reports and databases related to the Contract, including, but not limited to, the status and disposition of all Animals deposited at the facility. CITY’s share of the costs of the software shall be four hundred seventy-three and Zero/100s Dollars (\$473) per month. These fees will be paid to the SHELTER by the CITY in addition to the “Fees Schedule” as outlined in Section 5.01. The SHELTER shall provide the City with up to twenty hours training annually. When software program updates are to be implemented, the SHELTER shall provide the CITY advance notice and support to include training. The SHELTER shall ensure that technical support is available to the CITY during this contract period. Immediately upon termination of the contract, or upon the request by the CITY, the CITY shall be entitled to all data, files, documents, drawings, specifications, reports, estimates, summaries, and other such material and property of the CITY as may have been prepared or accumulated to date by the SHELTER in performing this contract. SHELTER will be allowed to retain copies of all deliverables to the CITY.

Section 5.07 Report.

- (a) The SHELTER shall provide to the CITY, on or before the 20th day following each month during the term of this Contract, a report setting forth the following information for each Animal delivered by designees of the CITY, and its citizens, to the Facility:

- (i) date delivered to the SHELTER;
 - (ii) source of delivery (name of Animal control officer, citizen, owner surrender);
 - (iii) type of Animal (cat, dog or other);
 - (iv) assigned identification number of Animal;
 - (v) duration of stay at the SHELTER for each Animal delivered by the CITY;
 - (vi) reason for impoundment if not a stray;
 - (vii) total number of Animals delivered to the SHELTER for the previous month.
- (b) The SHELTER shall also provide to the CITY a report of any livestock or wildlife delivered by the designees of the CITY, and its citizens to the Facility setting forth:
- (i) the date of delivery;
 - (ii) the source of delivery (name of Animal control officer, citizen, owner surrender);
 - (iii) the reason for delivery;
 - (iv) the type of livestock or wildlife;
 - (v) assigned identification number of Animal;
 - (vi) any expenses incurred to date.

Section 5.08 Financial Records and Audit. SHELTER shall ensure that all information as it relates to number of Animals processed on behalf of the CITY, to include those impound fees or boarding fees, unaltered fees and licensed fees, as well as the name of any the person associated with the Animal, their address, the reason the Animal was relinquished, and the location where the Animal was acquired or originated from prior to being relinquish to the SHELTER, if known is accurate, updated, and reviewed on a daily basis. The SHELTER agrees to provide CITY full access to these reports. The SHELTER's financial yearly report must be accessible by the CITY Manager of the CITY on a yearly basis. CITY reserves the right to conduct its own audit of the records of the SHELTER at any time it deems necessary for the limited purpose of verifying the Annual Payment and the Contract Fees relating thereto, the number of Animals licensed, and the number and ratio of Animals processed on behalf of the CITY compared to the total number of Animals processed by the SHELTER, the length of stay of each such Animal and the collection of fees for various services and items.

ARTICLE SIX- RABIES OBSERVATION

Section 6.01 The SHELTER agrees to accept from the CITY Animals for rabies observation and quarantine. Such Animals delivered for rabies observation shall be isolated for a period of not less than ten (10) days or, in the case of a wild, stray or owner surrendered Animal, three (3) days if the CITY, in its sole discretion, decides to euthanize the Animal and send it to the Sacramento County Public Health Services for rabies testing. The SHELTER shall be responsible for the humane euthanasia, and storage. The CITY will be responsible for processing, transport, and delivery for testing of Animal carcasses for suspected rabies Animals. The SHELTER shall make available to the CITY, upon request, information about the disposition of any rabies suspected Animal. The CITY shall pay the SHELTER the appropriate fees for quarantine as identified in Section 5.05.

ARTICLE SEVEN- LEGAL HOLDS

Section 7.01 In the event an Animal or livestock is being held by the SHELTER as a result of a cruelty seizure, criminal prosecution or other legal hold by the CITY, the CITY shall reimburse the SHELTER for any veterinarian invoices and medical bills incurred by the SHELTER until the Court awards the Animal or livestock to the CITY, orders it euthanized or orders it returned to its owner. The CITY shall not be liable for these costs in the event the Court orders the Animal or livestock owner to pay such costs and the same are paid within sixty (60) days of such order. If the fees are not paid by the Animal or livestock owner, after sixty (60) days, the CITY shall be liable for those fees and shall remit the same upon invoice by the SHELTER. In such instance, the SHELTER confers upon the CITY all rights and remedies it may have by law or equity to recover such fees and costs from the owner.

ARTICLE EIGHT-CITY REPRESENTATIONS AND OBLIGATIONS

Section 8.01 The CITY represents to the SHELTER that, as of the date of this Contract, the CITY requires rabies vaccination pursuant to chapter 8.05 of the Rancho Cordova Municipal Code, requires microchips for vicious and potentially dangerous Animals pursuant to chapter 8.07 of the Rancho Cordova Municipal Code, and requires licensing of Animals pursuant to chapter 8.06 of the Rancho Cordova Municipal Code, and regulates of the sale of Animals pursuant to chapter 8.06 of the Rancho Cordova Municipal Code.

ARTICLE NINE– SHELTER REPRESENTATIONS AND OBLIGATIONS

Section 9.01 **Hours of Operation.** The SHELTER shall keep its Facility open to the public within the guidelines set forth by law, under mandate or based on the operational needs of the SHELTER in accordance with the law.

Section 9.02 **Use of CITY funds.** SHELTER agrees that any monies it collects on behalf of CITY pursuant to the terms of this Agreement shall be handled in accordance with generally accepted accounting principles.

Section 9.03 **Residency Verification.** The SHELTER shall verify the residency of citizens depositing Animals to their facility through a valid CA driver's license, State issue ID, or other proof of Rancho Cordova residency, evidencing a City of Rancho Cordova address.

ARTICLE TEN - INSURANCE

Section 10.01 **Evidence of Insurance Coverage** Prior to commencement of any work under this Contract, SHELTER and CITY shall provide and maintain in effect during the term of this Contract evidence of insurance coverages for general liability, auto and statutory worker's compensation.

ARTICLE ELEVEN – INDEMNIFICATION

Section 11.01 **Indemnification.** SHELTER shall defend, indemnify, and save and hold harmless City, it's officers, agents, contractors, volunteers, elected and appointed officials, and employees from any claims, suits, or actions of every name, kind, and description brought forth, or on account of, injuries to or death of any person (including but not limited to workers and the public) or damage to property, resulting from or arising out of SHELTER's willful misconduct or negligent act or omission while engaged in the performance of obligations or exercise of rights created by this Contract, except those matters arising from City's sole active negligence.

City shall defend, indemnify, and save and hold harmless SHELTER, their officers, agents, contractors, volunteers, and employees from any claims, suits, or actions of every name, kind, and description brought forth, or on account of, injuries to or death of any person (including but not limited to workers and the public) or damage to property, resulting from or arising out of City's willful misconduct or negligent act or omission while engaged in the performance of obligations or exercise of rights created by this Contract, except those matters arising from SHELTER's sole active negligence.

The parties intend that this provision shall be broadly construed within the limits of state law.

ARTICLE TWELVE - TERM

Section 12.01 This Contract shall be for a term of five (5) years commencing as of the date of approval by the governing bodies of both parties. Both parties may adopt, by written agreement, an additional one year extension prior to the expiration date of this Contract. Either party may cancel this Contract at any time without penalty upon one hundred eighty (180) days written

notice to the non-cancelling party. In the event of termination, the CITY shall pay those fees that accrue to the termination date and be refunded any credits that may accrue to the termination date.

ARTICLE THIRTEEN - DEFAULT

Section 13.01 **SHELTER Default.** If SHELTER fails in any material term or condition of this Contract, including failing to obtain or comply with applicable state law requirements for performing services hereunder, SHELTER shall be in default of this Contract. Whenever CITY determines it's feasible, CITY will give SHELTER a reasonable amount of time to correct the default upon written notice as to the nature of the default and the reasonable time period within which to cure same.

If SHELTER is unable to timely cure a default, then CITY may, in its sole discretion, terminate this Contract and shall thereafter be excused from performing any further obligations under this Contract. In addition, if SHELTER fails in any material term or condition of this Contract, CITY, as its option, may terminate this Contract, and CITY may thereafter pursue its remedies available at law.

Section 13.02 **CITY Default.** If CITY fails in any material term or condition of this Contract and SHELTER is not in default, SHELTER, as its option, may terminate this Contract, and SHELTER may thereafter pursue its remedies available at law.

In the event the CITY fails to remit to the SHELTER the Contract Rate or any additional fees and expenses due hereunder, the CITY shall be in default. The SHELTER may, in its sole discretion, terminate this Contract for non-payment of fees if the CITY has not cured its default after sixty (60) days written notice.

ARTICLE FOURTEEN-NOTICE.

Section 14.01 Any notice sent under this Contract except as may be otherwise expressly required in this Contract shall be written and mailed by certified receipt requested, or sent by electronic or facsimile transmission confirmed by mailing written confirmation at substantially the same time as such electronic or facsimile transmission, or personally delivered to an officer of the receiving party at the following:

To the SHELTER:

Sacramento Society for the Prevention to the Cruelty of Animals (SSPCA)

Attn: Chief Executive Officer

6201 Florin Perkins Road

Sacramento, Ca. 95828

Telephone: (916) 383-7387

Facsimile: (916) 383-7062

To CITY:
City of Rancho Cordova
Neighborhood Services Manager
2880 Gold Tailings Court
Rancho Cordova, Ca 95670
Telephone: (916) 851-8770
Facsimile: (916) 851-8778

Section 14.02 Each party may change its address by written notice to the other party in accordance with this section. Any communication addressed and mailed in accordance with this section shall be deemed to be given when so mailed, any notice so sent by electronic or facsimile transmission shall be deemed to be given when receipt of such transmission is acknowledged or confirmed, and any communication so delivered in person shall be deemed to be given when receipted for by, or actually received by, the other party, as the case may be.

ARTICLE FIFTEEN-MEDIATION

Section 15.01 Any dispute or claim in law or equity arising out of this Contract or any resulting transaction, including disputes or claims involving the parties to this Contract, their officers, agents or employees, shall be submitted to neutral, non-binding mediation prior to the commencement of litigation or any other proceeding before a trier of fact. The parties to the dispute or claim agree to act in good faith to participate in mediation, and to identify a mutually acceptable mediator. Both parties to the mediation agree to share equally in its cost. If the dispute or claim is resolved successfully through the mediation, the resolution will be documented by a written agreement executed by both parties. If the mediation does not successfully resolve the dispute or claim, the mediator shall provide written notice to the parties reflecting the same, and the parties may then proceed to seek an alternative form of resolution of the dispute or claim, including through a court of competent jurisdiction, in accordance with the remaining terms of this Contract and other rights and remedies afforded to them by law.

ARTICLE SIXTEEN-MISCELLANEOUS

Section 16.01 **LICENSES, PERMITS, and other approvals.** SHELTER represents and warrants to CITY that it has all licenses, permits, qualifications and approvals of whatsoever nature legally required for SHELTER to perform the work described herein. SHELTER represents and warrants to CITY that SHELTER shall, at its sole cost and expense, obtain and/or keep in effect at all times during the term of this SHELTER any licenses, permits, and approvals which are legally required for SHELTER to perform the services under this Contract.

Section 16.02 **RECORDS and inspection.** SHELTER shall maintain records, books, documents and other evidence directly pertinent to the performance of work under this Contract in accordance with generally accepted accounting principles and practices. CITY shall have the right to access and examine such records, without charge, during normal business hours. CITY shall further have the right to audit such records, to make transcripts there from and to inspect all program data, documents, proceedings, and activities.

Section 16.03 **Attorneys' Fees.** In the event an action or proceeding is instituted by either party for the breach or enforcement of any provision of this Contract, the prevailing party shall be entitled to reasonable attorneys' fees and all litigation expenses, including, but not limited to expert's fees and disbursements.

Section 16.04 **Enforceability.** If any term or provision of this Contract is found to be void, voidable, invalid or unenforceable by a court of competent jurisdiction under the laws of the State of California, any and all of the remaining terms and provisions of this Contract shall remain binding.

Section 16.05 **Time.** All times stated herein, or in any other document called for under this Contract, are of the essence.

Section 16.06 **Binding.** This Contract shall bind and inure to the heirs, devisees, assignees and successors in interest of SHELTER and to the successors in interest of CITY in the same manner as if such parties had been expressly named herein.

Section 16.07 **Survivorship.** Any responsibility of SHELTER for warranties, insurance, indemnity, record-keeping or compliance with laws with respect to this Contract shall not be invalidated due to the expiration, termination or cancellation of this Contract.

Section 16.08 **Construction and Interpretation.** SHELTER and CITY agree and acknowledge that the provisions of this Contract have been arrived at through negotiation and that each party has had a full and fair opportunity to revise the provisions of this Contract and to have such provisions reviewed by legal counsel. Therefore, any ambiguities in construing or interpreting this Contract shall not be resolved against the drafting party. The titles of the various sections are merely informational and shall not be construed as a substantive portion of this Contract.

Section 16.09 **Waiver.** The waiver at any time by any party of any of its rights with respect to a default or other matter arising in connection with this Contract shall not be deemed a waiver with respect to any subsequent default or other matter.

Section 16.10 **Severability.** The invalidity, illegality or unenforceability, of any provision of this Contract shall not render the other provisions invalid, illegal or unenforceable.

Section 16.11 **No Third Party Beneficiary.** It is expressly understood and agreed that the enforcement of these terms and conditions shall be reserved to the CITY and SHELTER. Nothing contained in the Contract shall give or allow any claim or right of action whatsoever by any third party. It is the express intent of the CITY and the SHELTER that any such person or entity, other than the CITY or SHELTER, receiving benefits or services under this Contract shall be deemed as incidental beneficiary.

Section 16.12 **Non-Discrimination/Non-Preferential Treatment Statement.** In performing this Contract, the parties shall not discriminate or grant preferential treatment on the basis of race, sex, color, age, religion, sexual orientation, disability, ethnicity, or national origin, and shall comply to the fullest extent allowed by law, with all applicable local, state, and federal laws relating to nondiscrimination.

Section 16.13 **Authority to Execute.** The person or persons executing this Contract on behalf of their respective agency warrant and represent that they have the authority to execute this Contract on behalf of their agency and further warrant and represent that they have the authority to bind their agency to the performance of its obligations hereunder.

Section 16.14 **Force Majeure.** Neither party shall be in default by reason of any failure in the performance of this Contract if such failure arises out of causes beyond its reasonable control. Such causes may include, but are not limited to, acts of God, acts of the public enemy, acts of government in either its sovereign or capacity, acts of the party whose performance is not sought to be excused, fires, flood, weather, epidemics, quarantine restrictions, strikes, freight embargoes, failure of transmission or power supply, mechanical difficulties with equipment which could not have been reasonably forecasted or provided for, or other causes beyond its sole control. The party so affected will resume performance as soon as practicable after the force majeure event terminates.

Section 16.15 **Entire Agreement.** This instrument and any attachments hereto constitute the entire agreement between City and SHELTER concerning the subject matter hereof and supersedes any and all prior oral and written communications between the Parties regarding the subject matter hereof.

AGREED to this ____ day of _____, 20__, by the Parties as follows:

Approved to as form:

SHELTER

By: _____

Chief Executive Officer

Approved to as form:

CITY OF RANCHO CORDOVA

By: _____

By: _____

City Clerk

City Manager.

Attest to:

City Clerk

MEMORANDUM

DATE: February 2, 2015

TO: Honorable Mayor and Council Members

FROM: Mindy Cuppy, City Clerk



SUBJECT: RESOLUTION ESTABLISHING AN ENTERTAINMENT CENTER AD HOC COMMITTEE AND APPOINTING TWO MEMBERS OF THE RANCHO CORDOVA CITY COUNCIL

RECOMMENDATION

Adopt Resolution No. 10-2015.

RESULT OF RECOMMENDED ACTION

Adoption of Resolution No. 10-2015 will establish an Entertainment Center Ad Hoc committee and will appoint Mayor McGarvey and Council Member Terry to serve on said committee.

BACKGROUND

The City Council and residents of the City of Rancho Cordova have long shared the desire to have a first rate movie theatre and bowling alley in the City. On July 1, 2013, Council approved a Financing Agreement which included the finance agreement between the City and Rancho Cordova Entertainment Center Group, LLC, (Developer) in which it states that the Developer is required to secure project financing for the Entertainment Center within 18 months.

In the last 18 months the Developer has spent over \$635,000 (six hundred and thirty five thousand dollars) on the project to get it permit ready. The City has also spent over \$60,000 (sixty thousand dollars) for an initial CEQA study, a lot line adjustment and staff time for design review and project processing. Multiple meetings have taken place between the City and the Developer regarding financing strategies with major banks, local banks, insurance lending organizations, lenders and brokers for financial establishments including the EB 5 Lending Program. The Developer is actively pursuing all financing strategies and options and is working collaboratively with City Staff.

As of December 15, 2014 the Developer had not yet secured project financing and Council approved extending the project financing term sheet deadline for one year to the date of January 1, 2016 and directed staff to create an ad hoc committee to assist in furthering the project.

ATTACHMENT

Resolution No. 10-2015.

CITY OF RANCHO CORDOVA

RESOLUTION NO. 10-2015

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
ESTABLISHING AN ENTERTAINMENT CENTER AD HOC COMMITTEE AND APPOINTING
TWO MEMBERS OF THE RANCHO CORDOVA CITY COUNCIL**

WHEREAS, the City Council and residents of the City of Rancho Cordova ("City") have long shared the desire to have a first rate movie theatre and bowling alley in the City; and

WHEREAS, the City Council entered into the Entertainment Center Financing Agreement ("Agreement") with the Rancho Cordova Entertainment Group, LLC ("Developer") on July 1, 2013; and

WHEREAS, on December 15, 2014 the City Council extended the agreement project financing term sheet deadline for one year to the date of January 1, 2016; and

WHEREAS, the Agreement calls for the development of a movie theatre, bowling alley, restaurant and entertainment venue in the heart of the City; and

WHEREAS, Council wishes to create an ad hoc committee charged with overseeing the furtherance of this project; and

WHEREAS, the Committee shall be comprised of two members of the Rancho Cordova City Council; and

WHEREAS, Council appoints Mayor McGarvey and Council Member Donald Terry to the Entertainment Center Ad Hoc Committee.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA creates an Ad Hoc Entertainment Center Committee and appoints Mayor McGarvey and Council Member Terry as members.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the ____ day of ____, 2015 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Robert J. McGarvey, Mayor

ATTEST:

Mindy Cuppy, MMC, City Clerk

MEMORANDUM

DATE: February 2, 2015

TO: Honorable Mayor and Council Members



FROM: David Sander, Vice Mayor
Troy Holt, Public Information and Legislative Affairs Manager
Mindy Cuppy, City Clerk

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA ENDORSING OPEN DATA PRINCIPLES

RECOMMENDATION

Adopt Resolution 9-2015.

RESULT OF RECOMMENDED ACTION

Adoption of this resolution will show the City's commitment to sharing data freely and in new and innovative ways.

BACKGROUND

The idea behind open data is simple: any information collected and owned by the government should be made freely available for use, reuse and redistribution by the public. Open data initiatives are transforming the way governments across the country interact with their communities and are promoting civic engagement through transparency and accountability.

Open data is much more than just making data available to the public; it's about transforming the way we think about data, how it's collected, used, published and maintained. It's a unique opportunity to look at the data we have and realize that this data could be utilized outside the walls of City Hall to help solve problems for both the City and its constituents. It's about putting the data in the hands of the citizens, developers, entrepreneurs and letting them analyze and visualize the data for their own needs and purposes.

[*Government Technology*](#) predicts that "open data" will simply become "Government data" with the citizen expectation that local government agencies will provide open access to data. By 2020, virtually all government data *will* be open data; and government data will be everywhere it needs to be – available to the public as fast as it's created, processed and accumulated. People will have unfettered access to government data, navigating it fluidly, whether it's a big or small issue or decision, on every type of digital device. Search engines will index government data and answer questions for people in real time. If you want to compare the current unemployment rates of Seattle versus San Antonio in 2020, you'll get the answer in tabular or graphical form directly from Google or Bing, rather than a list of hyperlinks pointing to a data catalog.

There are hundreds of applications that utilize open data to provide value to the community.

- Cook County Illinois has a budget transparency application called “Look at Cook,” which allows community members to explore the County’s budget to see for themselves how their tax dollars are being spent. <http://lookatcook.com/>.
- The City of West Sacramento’s open data portal is a resident-friendly interface with a unique set of topics and categories to browse through in an interactive and easy to use format. <https://data.cityofwestsacramento.org/>.
- The City of Sacramento’s open portal provides citizens with access and insight into the city’s information in standards compliant, machine readable and an easy to use format. Data sets such as Permit Data, Outstanding Checks, Business Operations Tax Information and even Locations of City Trees can be pulled through their portal. <http://data.cityofsacramento.org/home/>
- The County of Sacramento’s open portal provides access to data to increase transparency, citizen engagement and innovation. The County makes available data on Utilities, Transportation, Public Works, Finances, Permits, Demographics, GIS, and many other relevant categories. <http://data.saccounty.net/home/>. Additionally, Sacramento County provides an Application Programming Interface (API) to allow direct access to the data from citizen-created applications. <http://data.saccounty.net/developers>

By endorsing open data principles the city is encouraging digital innovation which can enhance citizen communications, support the brand of the city as creative and innovative, improve service delivery, support citizens to self-organize and solve their own problems, and create a stronger sense of civic engagement, community and pride.

ATTACHMENTS

1. Resolution 9-2015.
2. Examples of Open Data and Digital Dashboards.

ATTACHMENT 1

CITY OF RANCHO CORDOVA

RESOLUTION NO. 9-2015

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
ENDORING OPEN DATA PRINCIPLES**

WHEREAS, the City of Rancho Cordova is committed to creating an unprecedented level of transparency, honesty and accountability to the public in City government; and

WHEREAS, timely and consistent publication of public information and data is an essential component of an open and effective government; and

WHEREAS, by sharing data freely, citizens are enabled to use and re-purpose it to help create a more economically vibrant and environmentally sustainable city; and

WHEREAS, publishing structured standardized data in a machine readable format creates new opportunities for data from different sources to be combined and visualized in new and unexpected ways; and

WHEREAS, digital innovation can enhance citizen communications, support the brand of the city as creative and innovative, improve service delivery, support citizens to self-organize and solve their own problems, and create a stronger sense of civic engagement, community and pride; and

WHEREAS, the City of Rancho Cordova seeks to encourage the local software community to develop software applications and tools to collect, organize and share public data in new and innovative ways.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA endorses the principles of open and accessible standards for data, documents, maps and other formats of media so that it can be freely shared with citizens, businesses and other jurisdictions while respecting privacy and security concerns.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the ____ day of ____, 2015 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Robert J. McGarvey, Mayor

ATTEST:

Mindy Cuppy, MMC, City Clerk

ATTACHMENT 2

*Examples of Open Data and Digital Dashboards*Source: <http://www.data.gov/open-qov/>

Cities and Counties	
Alameda County	https://data.acgov.org/
Albuquerque	http://www.cabq.gov/abq-data/
Ann Arbor	http://www.a2gov.org/data/
Arvada	http://arvada.org/opendata/
Asheville	http://opendatacatalog.ashevillenc.gov/
Atlanta	http://gis.atlantaga.gov/
Austin	http://data.austintexas.gov/
Baltimore	http://data.baltimorecity.gov/
Belleville	https://data.illinois.gov/belleville
Boston	https://data.cityofboston.gov/
Boston Enterprise GIS	http://www.cityofboston.gov/maps/
Boston Open Govt. Portal	http://www.cityofboston.gov/open/
Boston Open Budget Data	http://budget.data.cityofboston.gov/#/
Burlington	https://data.burlingtonvt.gov/
Champaign	https://data.illinois.gov/champaign
Chattanooga	https://data.chattlibrary.org/
Chicago	http://data.cityofchicago.org/
Chicago Metro Open Data	https://www.metrochicagodata.org/
Cook County -	http://data.cookcountyil.gov/
De Leon	https://deleon.socrata.com/
Denver	http://data.denvergov.org/
Gilpin County -	http://data.opencolorado.org/group/gilpin-county
Honolulu	https://data.honolulu.gov/
Houston	http://data.codeforhouston.com/
Kansas City	https://data.kcmo.org/
King County -	http://www.datakc.org/
Las Vegas	https://opendata.lasvegasnevada.gov/
Lexington	http://www.lexingtonky.gov/index.aspx?page=416
Los Angeles	https://controllerdata.lacity.org/browse
Los Angeles Dashboard	https://performance.lacity.org/
Louisville	http://portal.louisvilleky.gov/service/data
Madison -	https://data.cityofmadison.com/
Montgomery County	https://data.montgomerycountymd.gov/
Nashville	https://data.nashville.gov/
New Orleans	http://data.nola.gov/
New York City	http://www.nyc.gov/data/
New York Comptroller	https://www.opendatanyc.com/
Open Door Kentucky -	http://opendoor.ky.gov/transparency/Pages/default.aspx
Palo Alto	http://data.cityofpaloalto.org/
Philadelphia	http://www.opendataphilly.org/
Pittsburg	http://www.openbookpittsburgh.com/
Portland	http://civicapps.org/datasets/
Providence	https://data.providenceri.gov/
Raleigh	http://www.raleighnc.gov/open/
Riverside	http://www.riversideca.gov/transparency/
Rockford	https://data.illinois.gov/rockford

ATTACHMENT 2

Sacramento (City)	http://data.cityofsacramento.org/home/
Sacramento (County)	http://data.sacounty.net/home/
San Francisco	http://www.datasf.org/
San Jose	http://data.sanjoseca.gov/home/
San Mateo County	https://data.smcgov.org/
Santa Cruz	http://data.cityofsantacruz.com/
Scottsdale	http://data.scottsdaleaz.gov/
Seattle	http://data.seattle.gov/
Somerville	http://data.somervillema.gov/
South Bend	https://data.southbendin.gov/
Wake County -	http://www.wakegov.com/data/Pages/default.aspx
Weatherford	http://tx-weatherford2.civicplus.com/index.aspx?NID=1448
Wellington	https://data.wellingtonfl.gov/
West Sacramento	https://data.cityofwestsacramento.org/

States and Federal Government	
Alabama	http://open.alabama.gov/
Arizona	http://openbooks.az.gov/app/transparency/index.html
California	http://data.ca.gov/
Colorado	http://www.colorado.gov/data/
Connecticut	http://transparency.ct.gov/html/main.asp
Delaware	http://www.delaware.gov/data/
Denver Regional Council	http://data.opencolorado.org/group/drcog
District of Columbia	http://data.dc.gov/
Florida	http://www.floridahasarighttoknow.com/
Georgia	http://www.open.georgia.gov/
Hawaii	http://data.hawaii.gov/
Hawaii GIS	http://gis.hicentral.com/
Illinois	http://data.illinois.gov/
Illinois South Suburban Mayors and Managers	https://data.illinois.gov/ssmma
Indiana	http://inmap.indiana.edu/viewer.htm
Iowa	http://data.iowa.gov/
Kansas	http://www.kansas.gov/KanView/
Kentucky	http://opendoor.ky.gov/search/Pages/spendingsearch.aspx
Louisiana	http://www.wprd.doa.louisiana.gov/LaTrac/portal.cfm
Maine	http://www.maine.gov/data/
Maryland	https://data.maryland.gov/
Massachusetts	https://wiki.state.ma.us/confluence/display/data/Open+Data+Initiative+Home
Michigan	http://www.michigan.gov/data/
Minnesota	http://mn.gov/portal/
Missouri	http://data.mo.gov/
Missouri Accountability Portal	http://mapyourtaxes.mo.gov/MAP/Portal/Default.aspx
Nebraska	http://www.nebraska.gov/data/
New Hampshire	http://nhopengov.org/
New Mexico	http://www.sunshineportalnm.com/
New York	https://data.ny.gov/
New York State Data Center	http://esd.ny.gov/NYSDataCenter.html
North Carolina	http://www.ncopenbook.gov/

ATTACHMENT 2

North Dakota GIS Hub	http://www.nd.gov/gis/
NY Department of Health	https://health.data.ny.gov/
NY State Senate	http://www.nysenate.gov/opendata/
Ohio	http://transparency.ohio.gov/
Oklahoma	http://www.ok.gov/about/data.html
Oregon	http://data.oregon.gov/
Rhode Island	http://www.ri.gov/data/
South Dakota	http://open.sd.gov/
Tennessee	http://www.tn.gov/opengov/
Texas	http://www.texas.gov/en/Connect/Pages/open-data.aspx
Texas Transparency	http://www.texas transparency.org/opendata/index.php
United States Government	http://www.data.gov/open-gov/
Utah	http://www.utah.gov/data/
Vermont	http://www.data.gov/open-gov/
Virginia	http://datapoint.apa.virginia.gov/
Washington	http://data.wa.gov/

MEMORANDUM



DATE: February 2, 2015

TO: Honorable Mayor and Council Members

FROM: Cyrus Abhar, Public Works Director

SUBJECT: **RESOLUTION AWARDING CONSTRUCTION CONTRACT NO. 9-2015 IN THE AMOUNT OF \$199,800 TO CAMPBELL CONSTRUCTION FOR THE KILGORE CEMETERY PHASE III PROJECT**

RECOMMENDATION

Adopt Resolution No. 12-2015.

RESULT OF RECOMMENDED ACTION

Adoption of this resolution will award construction contract No. 9-2015 with Campbell Construction in the amount of \$199,800.00 for the Kilgore Cemetery Phase III Project.

BACKGROUND

The Kilgore Cemetery is a City owned cemetery located next to the Rancho Cordova Police Department on Kilgore Road. In 2006, the City began restoring the Kilgore Cemetery, and the restoration process was divided into phases. The first two phases of the project included a niche wall, new entry gate, parking area, landscaping and irrigation, improved pathways, lighting and other improvements. The Kilgore Cemetery Phase III Project will install burial vaults and other improvements required to allow burials at the Kilgore Cemetery.

Bids were solicited on the City's Website, CIPList.com, and the Sacramento, Placer and El Dorado County Builders Exchanges on December 31, 2014. Bids for the project were publicly opened on Wednesday, January 21, 2015. A total of 13 bids were received. The lowest responsive base bid was \$199,800.00.

FISCAL IMPACT

Funding for this project will be provided through the existing loan agreement with the General Fund. The net impact will be a reduction in General Fund available fund balance and an increase in the loan balance. In response to a prior year comment in the Auditor's Memorandum of Internal Control, the council passed resolution 52-2014 authorizing an annual transfer of debt forgiveness of up to 1/6th of the loan balance when the General Fund has sufficient surplus and the Kilgore Cemetery has insufficient net income to make a debt service payment. This project will increase the loan balance and therefore is likely to increase the annual debt forgiveness.

ATTACHMENT

Resolution No. 12-2015 including Exhibit 1 Contract No. 9-2015

CITY OF RANCHO CORDOVA

RESOLUTION NO. 12-2015

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AWARDING CONSTRUCTION CONTRACT NO. 9-2015 IN THE AMOUNT OF \$199,800 TO
CAMPBELL CONSTRUCTION FOR THE KILGORE CEMETERY PHASE III PROJECT**

WHEREAS, the Parties entered into a Professional Services Agreement (“PSA”) dated February 2, 2015, for the purpose of providing construction services; and

WHEREAS, Adoption of this resolution will award a construction contract No. 9-2015 with Campbell Construction in the amount of \$199,800.00 for the Kilgore Cemetery Phase III Project; and

WHEREAS, the Kilgore Cemetery Phase III Project will install burial vaults and other improvements required to allow burials at the Kilgore Cemetery.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize the City Manager to execute a contract with Campbell Construction, Contractor, attached as **Exhibit 1**.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the ____ day of ____, 2015 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Robert J. McGarvey, Mayor

ATTEST:

Mindy Cuppy, MMC, City Clerk

**CONSTRUCTION SERVICES AGREEMENT BETWEEN
THE CITY OF RANCHO CORDOVA AND CAMPBELL CONSTRUCTION
FOR THE KILGORE CEMETERY PHASE III PROJECT**

THIS AGREEMENT made and entered into between the City of Rancho Cordova ("City") and Campbell Construction ("Contractor") as of February 2, 2015.

W I T N E S S E T H:

WHEREAS, the City Council for the City heretofore caused plans and specifications for the Kilgore Cemetery Phase III Project ("Project") to be prepared, and therefore did approve and adopt said plans and specifications; and

WHEREAS, the City Council for the City did cause to be published for the time and in the manner required by law, a notice inviting sealed bids for the performance of said work; and

WHEREAS, the notice was published on December 31, 2014 on the CIPList.com website ("Notice"); and

WHEREAS, the Contractor, in response to such Notice, submitted to the City Council for the City within the time specified in said Notice, and in the manner provided for therein, a sealed bid for the performance of the Project specified in said plans and specifications, which said bid and proposal, and other bids and proposals submitted in response to said Notice, the City Council opened and canvassed in the manner provided by law; and

WHEREAS, the Contractor was the lowest responsible bidder for the performance of said Project, and said City Council for the City as a result of the canvass of said bids, did determine and declare Contractor to be the lowest responsible bidder for said Project and award to a contract therefore.

NOW THEREFORE, in consideration of the promises herein, it is mutually agreed between the parties hereto as follows:

Section 1. CONTRACT DOCUMENTS. The following documents are by this reference incorporated in and made a part of this Agreement: The County of Sacramento, Standard Construction Specifications dated January 2008; the Special Provisions; the contract drawings, all addenda; the Notice to Contractors; the Proposal; all required bonds; and all supplemental Agreements covering alterations, amendments, or extensions to the contract. The documents which describe the work to be performed are sometimes collectively referred to herein as the Plans and Specifications.

Section 2. SCOPE OF WORK. The Contractor will furnish all labor, materials, services, transportation, appliances, and mechanical workmanship required for Contract No. 09-2015, as provided for and set forth in said Plans and Specifications, or in either of them, which said Plans and Specifications are hereby referred and by such reference incorporated herein and made a part of this Agreement. All of the said work done under this Agreement shall be under the supervision of and performed to the satisfaction of the Public Works Director of the City of Rancho Cordova who shall have the right to reject any and all materials and supplies furnished

1898853.2

by the Contractor which do not comply with the Plans and Specifications, together with the right to require the Contractor to replace any and all work furnished by the Contractor which shall not either in workmanship or material be in strict accordance with the Plans and Specifications.

Section 3. COMPLETION. Said work shall be completed and ready for acceptance.

Section 4. PAYMENT. Attached hereto as Exhibit "A" and by reference made a part hereof, is the bid and proposal of Contractor. Said bid and proposal will contain, as required by the terms of said specifications, the full and complete schedule of the different items with the lump sums or unit prices as so specified. The City agrees in consideration of the work to be performed for the Project herein and subject to the terms and conditions thereof, to pay Contractor all sums of money which may become due to Contractor in accordance with the terms of the aforesaid bid and proposal, and this Agreement, to wit: one hundred ninety-nine thousand, eight hundred dollars (\$199,800.00). Said sum shall be paid in accordance with Section 8 of the Standard Specifications. With respect to that portion of the above sum as is based upon the estimated quantities specified for the general scope of the work to be performed herein, actual payment will be based upon the quantities as measured upon completion. No payment made under this Agreement shall be construed to be an acceptance of defective work or improper materials.

Section 5. PREVAILING WAGES. Pursuant to the provisions of Articles 1 and 2 of Chapter 1, Part 7, Division II, of the Labor Code of the State of California, not less than the general prevailing rate of per diem wages, and not less than the general prevailing rate of per diem wages for holidays and overtime work, for each craft, classification or type of worker needed to execute the Project contemplated under this Agreement shall be paid to all workers, laborers and mechanics employed in the execution of said Project by Contractor, or by any subcontractor doing or contracting to do any part of said Project. The appropriate determination of the Director of the California Department of Industrial Relations is filed with, and available for inspection at 2729 Prospect Park Drive, Rancho Cordova, CA 95670, the office of the Clerk of the City. Contractor shall post, at each job site, a copy of such prevailing rate of per diem wages as determined by the Director for the California Department of Industrial Relations.

Section 6. INSURANCE. The Contractor shall carry and maintain during the life of this Agreement, such public liability, property damage and contractual liability, auto, worker's compensation and builders' risk insurance as required by the specifications.

Section 7. WORKERS' COMPENSATION CERTIFICATION. By execution of this Agreement, the Contractor certifies as follows:

"I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract."

Section 8. PERFORMANCE AND PAYMENT BONDS. The Contractor shall, before beginning said work for the Project, file two bonds with the City, each made payable to the City. These bonds shall be issued by a surety company authorized to do business in the State of California, and shall be maintained during the entire life of the Agreement at the expense of the Contractor. One bond shall be in the amount of one hundred percent (100%) of the Agreement and shall guarantee the faithful performance of the Agreement. The second bond shall be the

payment bond required by California Civil Code Section 3247 et seq., and shall be in the amount of one hundred percent (100%) of the Agreement. Any alterations made in the specifications which are a part of this Agreement or in any provision of this Agreement shall not operate to release any surety from liability on any bond required hereunder and the consent to make such alterations is hereby given, and any surety on said bonds hereby waives the provisions of California Civil Code Sections 2819 and 2845.

Section 9. INDEMNIFICATION.

- 9.1 Contractor's Performance.** To the fullest extent permitted by law, Contractor shall indemnify, defend and hold harmless City, its governing Board, officers, directors, agents, employees and volunteers from and against any and all claims, demands, actions, losses, liabilities, damages, and all costs incidental thereto, including cost of defense, settlement, arbitration, and reasonable attorneys' fees arising out of, pertaining to, or resulting from the acts or omissions of anyone else directly or indirectly acting on behalf of the Contractor, or for which the Contractor is legally liable under law, regardless of whether caused in part by a party indemnified hereunder.
- 9.2 No Limitation of Liability for Indemnification.** The indemnities set forth in this Section shall not be limited by the insurance requirements set forth in the Contract.

Section 10. MISCELLANEOUS PROVISIONS.

- 10.1** This Agreement shall bind and inure to the heirs, devisees, assignees, and successors in interest of Contractor and to the successors in interest of Contractor in the same manner as if such parties had been expressly named herein. All times stated herein or in the contract documents are of the essence hereof. As used in this instrument the singular includes the plural, and the masculine includes the feminine and the neuter. This Agreement may create a possessory interest subject to property taxation, and Contractor may be subject to the payment of property taxes levied on such interest.
- 10.2 Contract Administration.** This Agreement shall be administered by Britton Snipes, Senior Engineer ("Contract Administrator"). All correspondence shall be directed to or through the Contract Administrator or his or her designee.
- 10.3 Notices.** Any written notice to Consultant shall be sent to:
- Jeff Campbell
Campbell Construction
PO BOX 66
Amador City, CA 95601

Any written notice to City shall be sent to:

Britton Snipes, Senior Engineer
City of Rancho Cordova
Department of Public Works
2729 Prospect Park Drive
Rancho Cordova, CA 95670

- 10.4 IRS Form W-9.** Contractor shall complete and submit Internal Revenue Service Form W-9 to the City before execution of this Agreement. The City's Finance Director shall have authority to waive this requirement.

IN WITNESS WHEREOF, the City Council and Contractor have caused this Agreement to be executed as of the day and year first above written.

CITY OF RANCHO CORDOVA:

CONTRACTOR:

Brian Nakamura, City Manager

Jeff Campbell

Date

Jessie Campbell

Date

Attest:

Mindy Cuppy, City Clerk

Date

Approved as to Form:

Adam U. Lindgren, City Attorney

Date

Last Revised August 1, 2012

1898853.2

Construction Services Agreement between
City of Rancho Cordova and Campbell Construction

February 2, 2015

Page 4 of 4

AGENDA ITEM 8.8

MEMORANDUM

DATE: February 2, 2015

TO: Honorable Mayor and Council Members

FROM: Nicholas Sosa, Assistant Planner



SUBJECT: LENNAR HOMES OF CALIFORNIA RESIDENTIAL DESIGN REVIEW (NORTH DOUGLAS VILLAGES 1 & 3-7); PROJECT NO. DD8545 — LOCATED WEST OF GRANT LINE ROAD AND NORTH OF DOUGLAS ROAD.

PROPERTY OWNER Lennar Homes of California Mr. Don Barnett 1420 Rocky Ridge Drive Roseville, CA 95661	APPLICANT/DEVELOPER: Same as Owner
---	--

PROJECT: Lennar Homes of California North Douglas Villages 1 & 3-7 FILE: Project No. DD8545 LOCATION: North Douglas Subdivision, west of Grant Line Road and north of Douglas Road APN: 072-0287-001 through 072-0296-065 PLANNER: Nicholas Sosa, Assistant Planner
--

RECOMMENDATION

Adopt Resolution No. 13-2015.

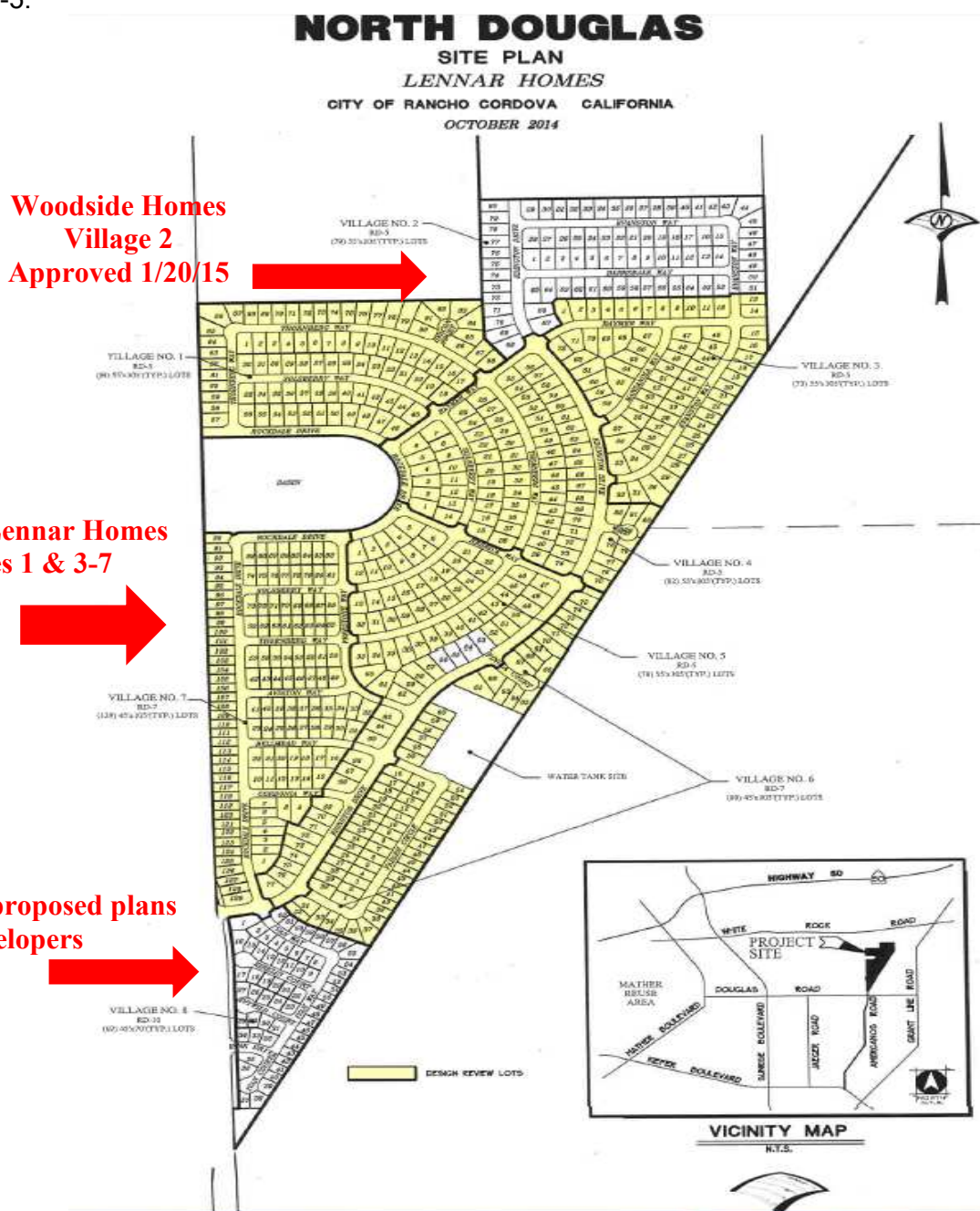
RESULT OF RECOMMENDED ACTION

Adoption of Resolution No. 13 -2015 would allow Lennar Homes of California to move forward with submitting building plans to begin development of approximately 540 single family homes within the North Douglas subdivision. Lennar Homes proposes nine (9) different floor plans each with three (3) different elevations. Home sizes range from 1,603 square feet to 3,427 square feet. These plans are represented in the submitted design review package (**Exhibit A**)

BACKGROUND

The North Douglas subdivision will develop with a total of 8 villages at varying densities with an estimated 680 total dwelling units upon completion. Allowable densities include RD-5, RD-7 and RD-10. The subdivision map has been finalized and much of the infrastructure needed for the development has been constructed. This includes streets along with designated street names, stop signs, and utilities for the area. Woodside Homes submitted an application for a Residential Design Review on December 3, 2014. Their proposed design handbook was approved on January 20, 2015 for Village 2 of the North Douglas subdivision.

Lennar Homes submitted their design package and application on November 11, 2014. They will be constructing approximately 540 single-family homes within Villages 1 & 3-7, representing the majority of development within the North Douglas subdivision. Their application submittal consists of nine floor plans (four single-story and five two-story homes) ranging from 1,603 square feet in Plan 1 to 3,427 square feet in Plan 9. Each of these floor plans would have three different elevation styles as well as optional additions that create a vibrant street-scape and provide a variety of choices for future homebuyers. Plans 1-4 will be utilized for villages 6 & 7 only, which are zoned as RD-7. Plans 5-9 will be utilized for Villages 1 & 3-5, which are zoned RD-5.



Architectural Styles

There are nine different floor plans, each with three different architectural styles: “Mission”, “Prairie”, and “European Country”. These styles are similar to those proposed by Woodside Homes in Village 2 with the exception of the “Mission” style which is unique to the Lennar design handbook. The proposed designs include architectural details consistent with their elevation styles including materials, colors and stone cladding on the front façade where appropriate to express the architectural style. The submitted design handbook is listed as **Exhibit A** and provides a detailed portrayal of each floor plan and elevation. This handbook also contains color pallets and an overall landscape plan and setback exhibits for Villages 1 & 3-7.

Conditions of Approval have been placed on this project that will ensure that the homes are designed in accordance with the City’s Design Guidelines. These conditions include the required 4’ wrap extensions of stone veneer along the left and right elevations as well as the extension of the stone veneer into the front entry corridor in applicable floor plans (Plans 1, 3, & 5). Conditions will also require a walkway from the driveway to the side garage door which will include a concrete pad behind the fence for storage of trash containers on non-collection days. The Conditions of Approval are listed as **Exhibit B**.

Garage Orientation

All plans follow the 19’ required minimum setback for garage spaces in the City’s Design Guidelines. Three of the nine floor plans (Plans 6,8, and 9) have forward facing three-car garage doors, which is not prohibited and is also not desirable as described in the Design Guidelines. To address the concerns of such a large garage door expanse, Lennar has proposed an offset single car garage and a gated courtyard adjacent to the garage door on Plan 9. For Plan 8, a different garage door style and “Hollywood” driveway will be standard features for the single car garage component of this plan. These features would minimize the appearance of the three forward facing garage spaces. The new proposed elevations have been added to the design handbook.

Design Review Findings

In accordance with Zoning Code Chapter 23.141, master home plans for single-family residential subdivisions must obtain a Design Review approval. The proposed plans were evaluated for consistency with the Zoning Code and the Design Guidelines. Design Review approvals shall be granted only when all of the findings defined in Zoning Code Chapter 23.141.050 can be made. The required findings and the evidence to support them are contained in Resolution No. 13-2015 (**Attachment 1**).

ENVIRONMENTAL DETERMINATION

The proposed project has been analyzed as part of the Sunridge Specific Plan Environmental Impact Report and the Mitigated Negative Declaration for the North Douglas Subdivision in compliance with the California Environmental Quality Act. No new environmental impacts were identified in the review of the new home plans for the project area.

ATTACHMENTS

1. Resolution No. 13-2015, including Design Review Package (**Exhibit A**) and Conditions of Approval (**Exhibit B**).
2. 500' radius map and mailing list.

ATTACHMENT 1

CITY OF RANCHO CORDOVA

RESOLUTION NO. 13-2015

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
APPROVING A DESIGN REVIEW FOR NORTH DOUGLAS VILLAGES 1 & 3-7
PROJECT NO. DD8545**

WHEREAS, Lennar Homes (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for Design Review approval of Villages 1 & 3-7 of the North Douglas subdivision with nine new floor plans each with three architectural styles per plan; and

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

WHEREAS, the project site was previously analyzed as a part of the Sunridge Specific Plan Environmental Impact Report (EIR) and further analyzed within the Mitigated Negative Declaration for the Tentative Subdivision Maps for North Douglas Villages Subdivision adopted in January 2004 by the City of Rancho Cordova, thereby satisfying the requirements for the California Environmental Quality Act; and

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

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

1. Determine the Mitigated Negative Declaration is adequate and complete according to the Guidelines of the California Environmental Quality Act.

- a) Finding: The project site has been analyzed as part of the Sunridge Specific Plan Environmental Impact Report and the Mitigated Negative Declaration for the North Douglas Subdivision in compliance with the California Environmental Quality Act.

Evidence: The City of Rancho Cordova readopted the Sunridge Specific Plan EIR, which the tiered Mitigated Negative Declaration for the North Douglas Subdivision was based upon. The environmental issues of aesthetics of the development for the project site were adequately addressed within the two (2) documents. This project will not create any significant adverse impact on the environment.

2. Approve the Design Review, subject to the Design Review Package (**Exhibit A**) and the Conditions of Approval (**Exhibit B**) as modified; supported by the following Findings and Evidence, as required by Zoning Code Section 23.140.050:

- a) Finding: The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations and is consistent with the applicable Rancho Cordova Design Guidelines.

Evidence: The General Plan designation for the subject property is Low Density Residential (LDR), and the proposed lots are RD-5 and RD-7 in the North Douglas project area. Single-family residential homes are consistent with both designations.

ATTACHMENT 1

Lennar's proposed home plans have been designed to meet the applicable regulations of the Design Guidelines and Zoning requirements, including setbacks, height regulations, and garage orientation.

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

Evidence: The developer has presented a design package which includes nine different floor plans that will have three elevations per plan, for a total of 27 basic architectural configurations. Bonus space options as well as variations in color palettes and stone veneers will create a vibrant street scene that will enhance the aesthetics of the newly developed neighborhood. The Developer has not provided a pre-plotted exhibit showing the house plans on their respective lots for initial review; therefore Conditions of Approval (**Exhibit B**) have been developed to mix the size, architectural design, building offsets and mass of the new homes.

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

Evidence: The proposed architecture and landscaping are complementary to other approved development within Village 2 of the North Douglas Subdivision as well as anticipated architecture for Village 8. The new homes range from 1,603 to 3,427 square feet in size which is similar in size to other approved designs for Village 2. Three architectural styles are proposed with the new plans: "Mission", "Prairie", and "European Country". Generally, each design is respectful to the details and characteristics of the stated style. The color and material palettes will be complimentary to designs proposed by other builders, including stucco and stone veneers as appropriate for each architectural style. All elevations and architectural style palettes are included in the Design Review Package (**Exhibit A**).

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

Evidence: The subdivision map was approved prior to this Design Review action. Vehicular, bicycle, and pedestrian circulation were studied and accepted as part of that prior approval. This Design Review approval will not impede any of the approved transportation modes.

ATTACHMENT 1

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on this _____ day of _____, 2015 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Robert J. McGarvey, Mayor

ATTEST:

Mindy Cuppy, MMC, City Clerk

LENNAR HOMES AT NORTH DOUGLAS
DESIGN REVIEW SUBMITTAL HANDBOOK

LENNAR®

1420 Rocky Ridge Dr.
Suite 320
Roseville, CA 95661

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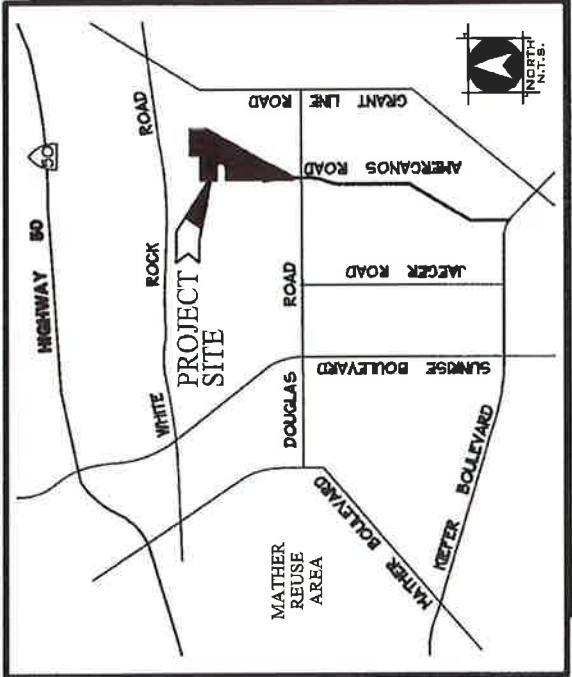
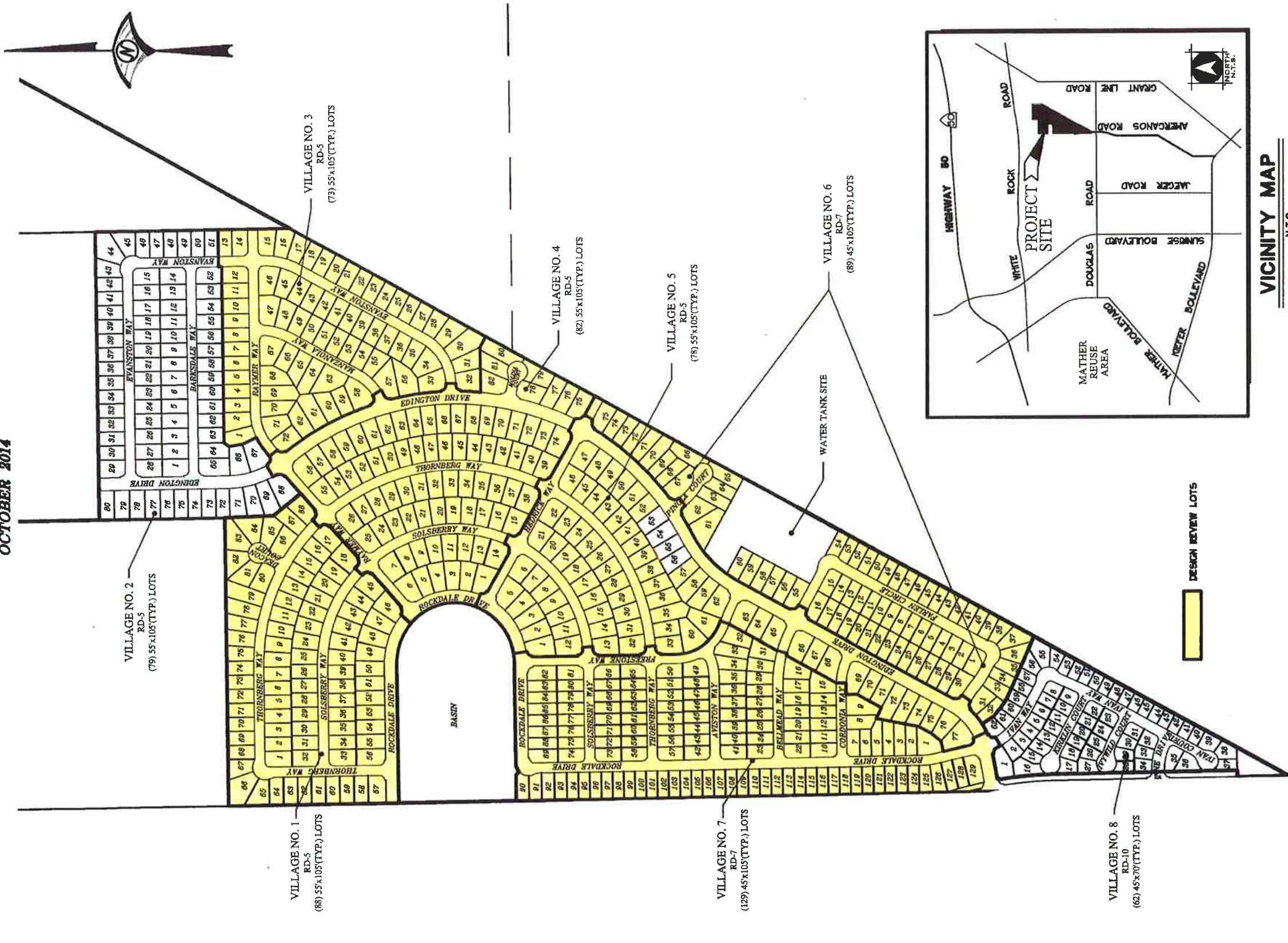
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Plan 3 (2365) - Elevation 'C' Color Schemes	Page 23	Plan 9 (3427) - Elevation 'A' Color Scheme	Page 61
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NORTH DOUGLAS

SITE PLAN
LENNAR HOMES

CITY OF RANCHO CORDOVA CALIFORNIA

OCTOBER 2014



VICINITY MAP
N.T.S.

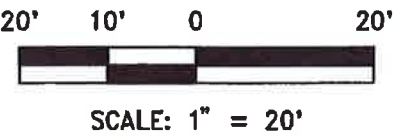
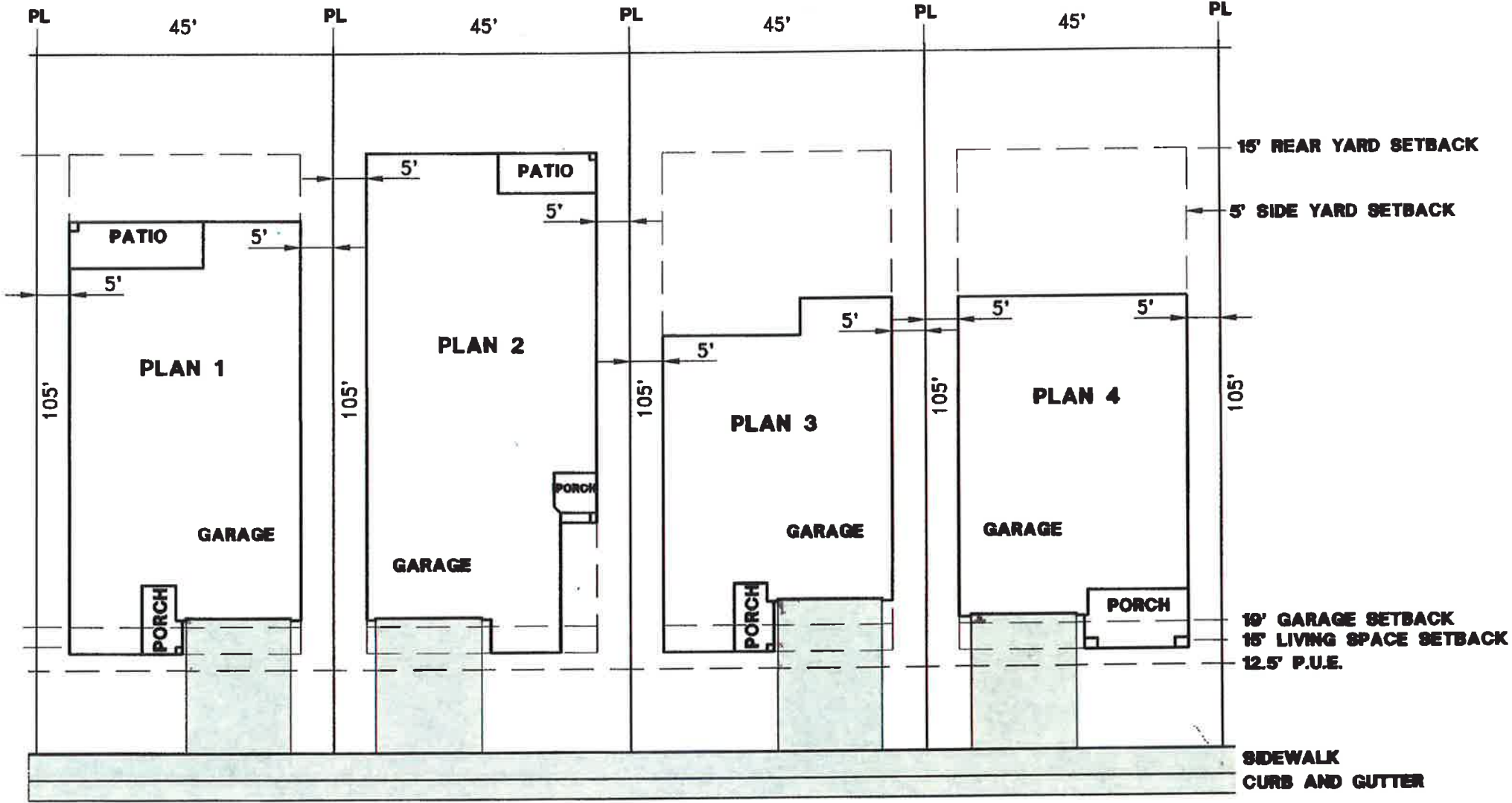
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SETBACK EXHIBIT
NORTH DOUGLAS VILLAGES 6 AND 7
LENNAR HOMES

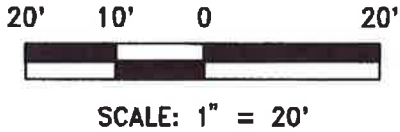
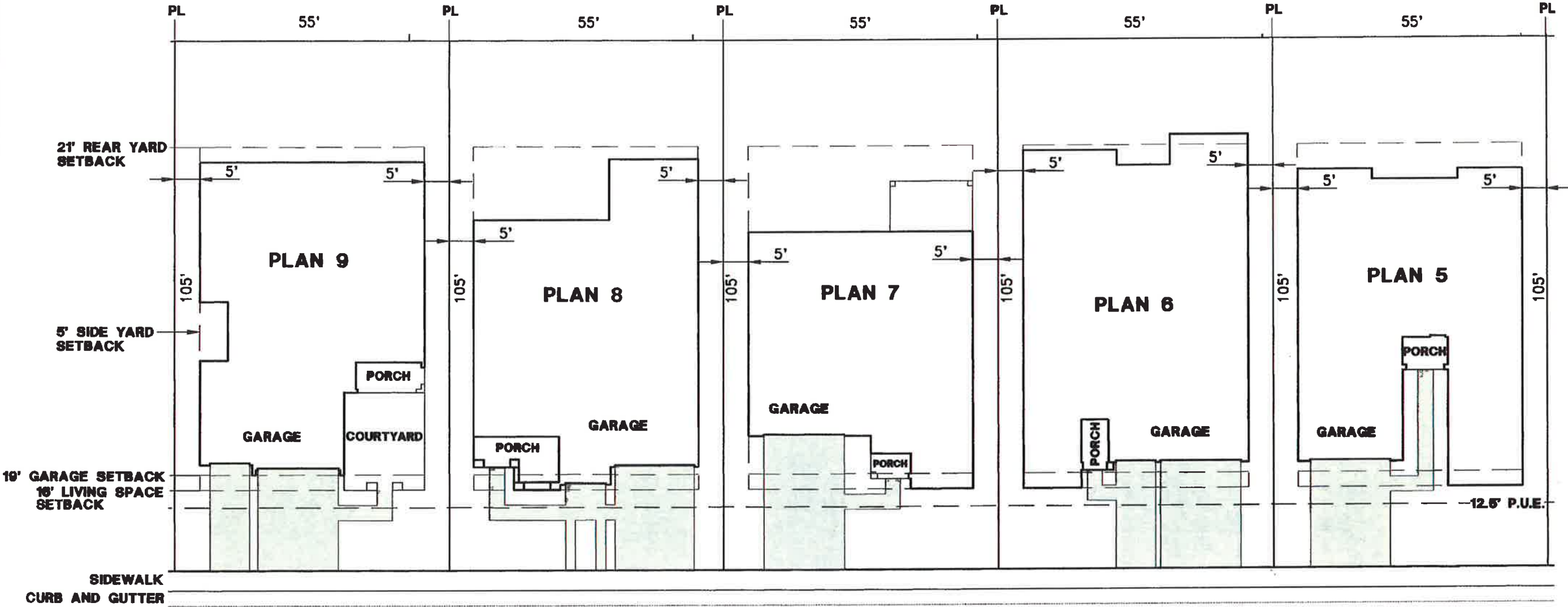
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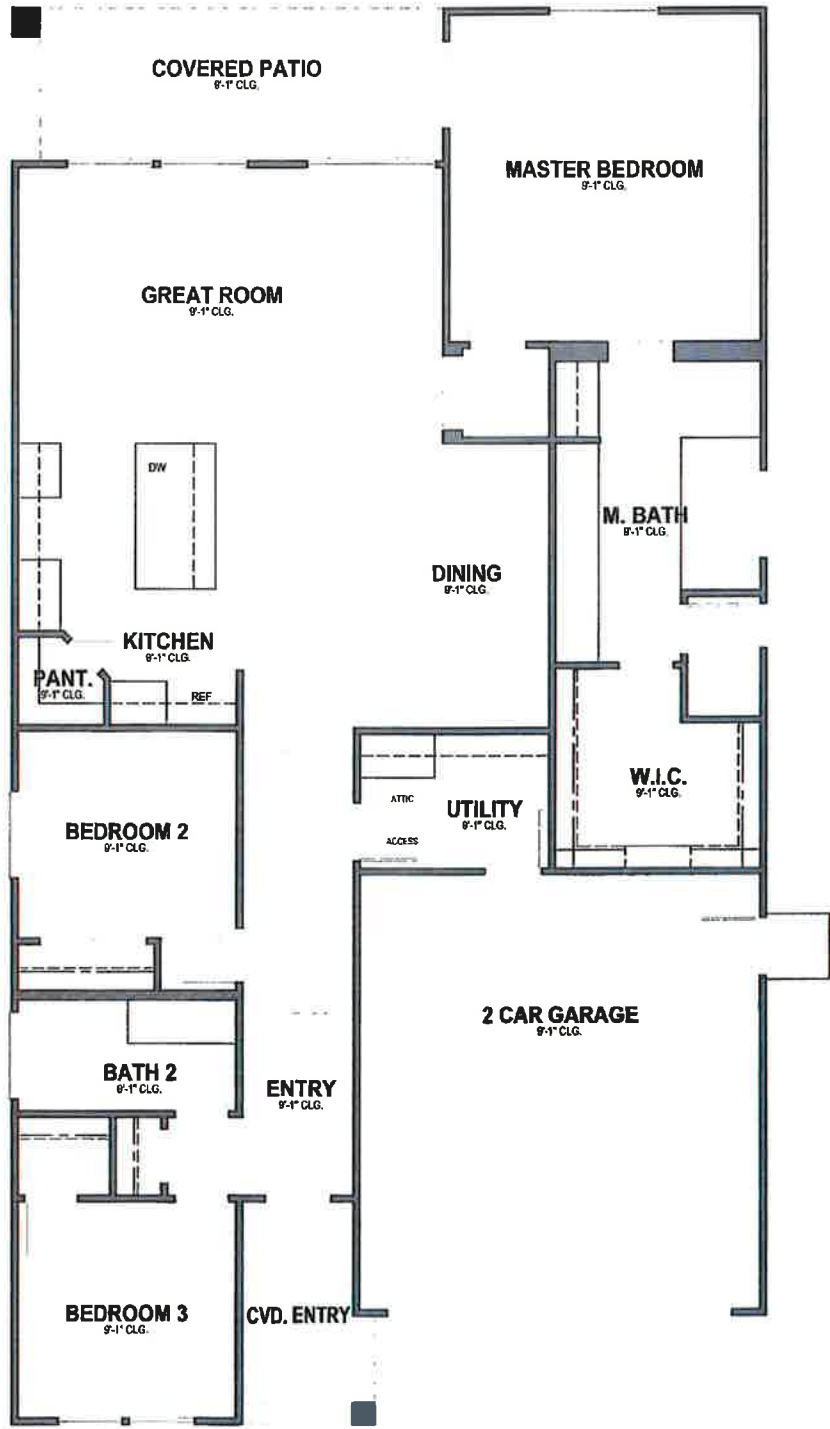



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SETBACK EXHIBIT
NORTH DOUGLAS VILLAGES 1, 3, 4 AND 5
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RANCHO CORDOVA CALIFORNIA
DECEMBER 2014





Main Level Floor Plan

Floor Plan
Plan 1 - 1,603 SQ. FT.

Roofing

Trim



Main Body

Accent



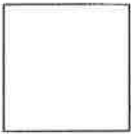
Roofing

Trim



Main Body

Accent



Roofing

Trim



Main Body

Accent



Roofing

Trim



Main Body

Accent



LEGEND

LEGEND

LEGEND

LEGEND

Roofing

Main Body

Accent

Trim

Roofing

Main Body

Accent

Trim

Roofing

Main Body

Accent

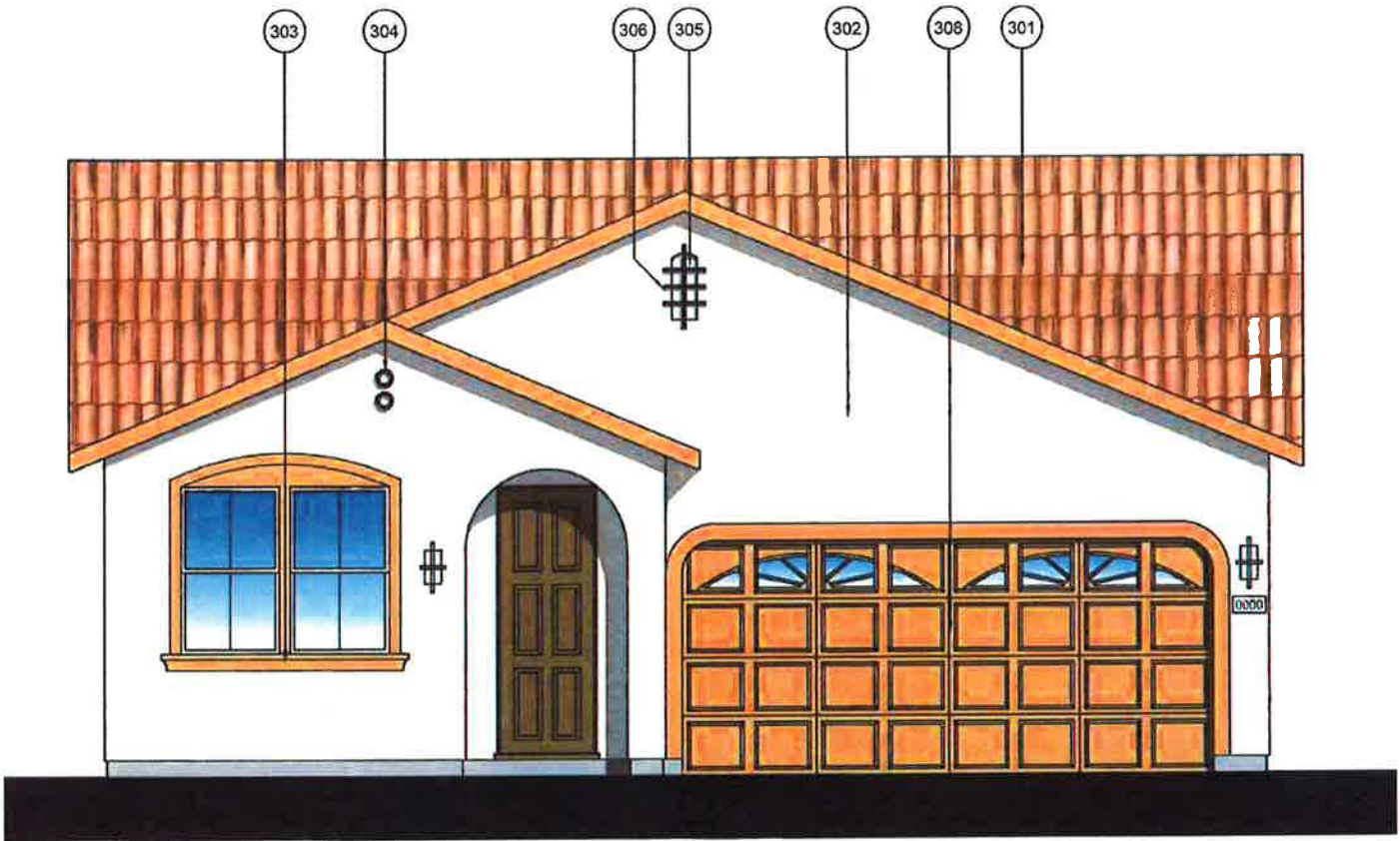
Trim

Roofing

Main Body

Accent

Trim



Plan 1 (1603) Elevation 'A' Mission
Scheme M1

MATERIAL KEY - MISSION STYLE	
301	Barrel tile roof
302	Exterior stucco
303	Shaped Foam Trim
304	6" Diameter clay pipes
305	2" Stucco recess
306	Wrought iron cover a/ recess
307	12" x 10" Shaped foam corbels
308	Metal roll up garage door

Color & Materials Board

Roofing: Boral
Paint: Sherwin Williams

CHRIS HEINRITZ
ARCHITECTURE

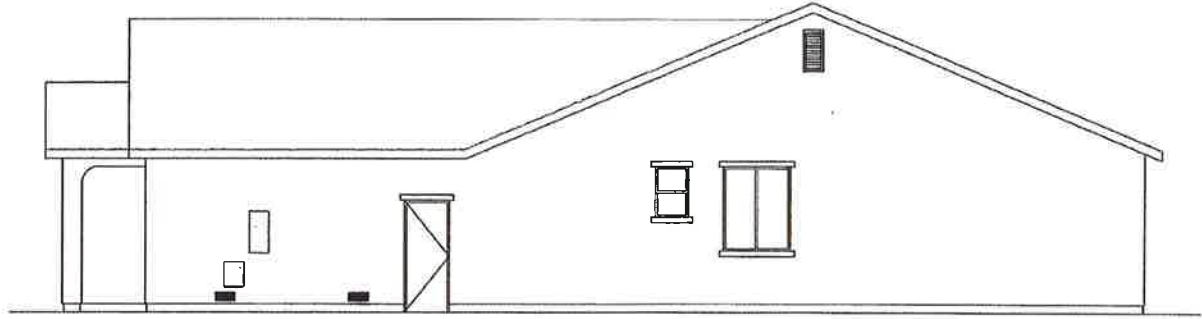
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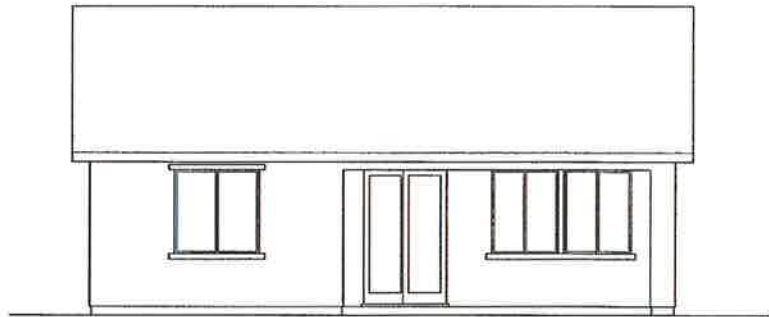
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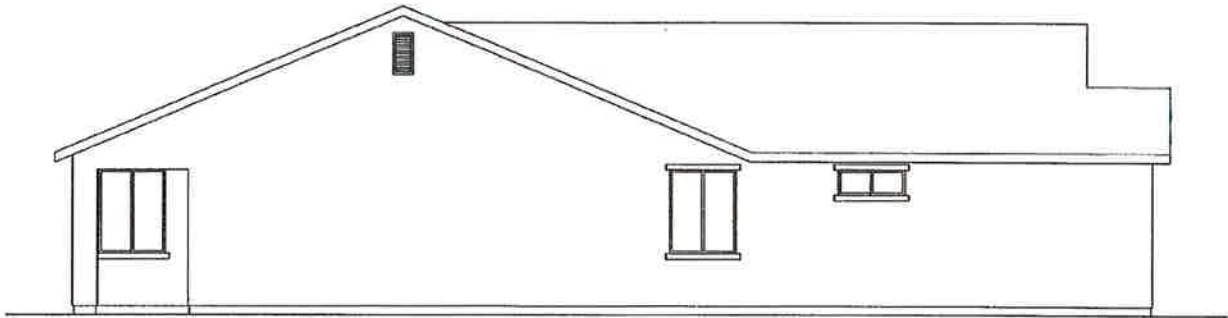
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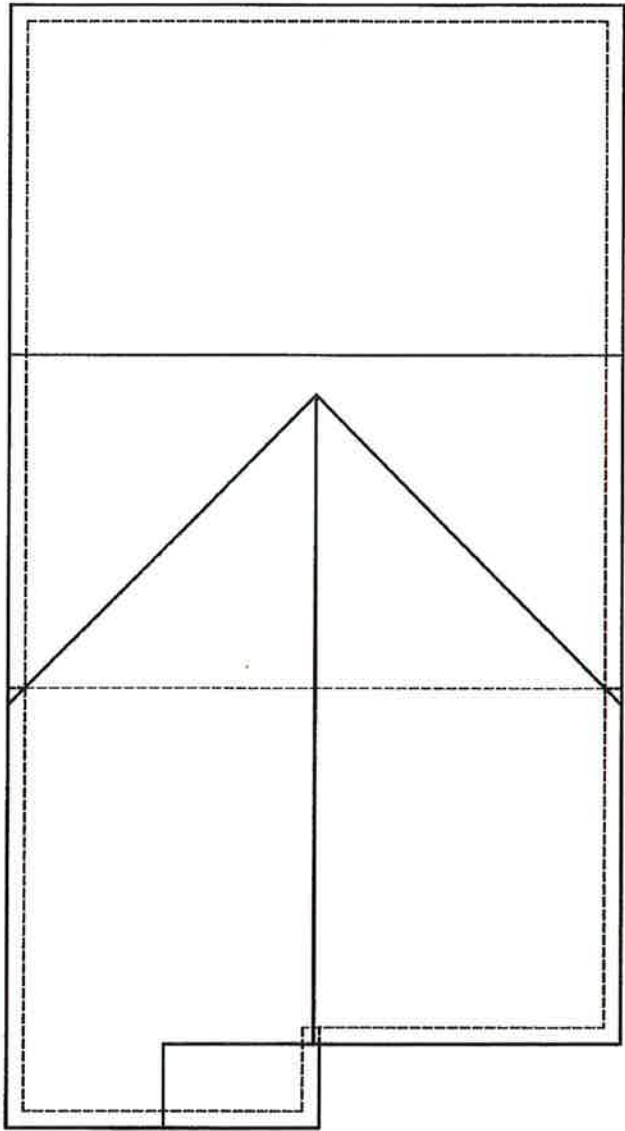
Right Elevation 'A'



Rear Elevation 'A'



Left Elevation 'A'



Roof Plan 'A'

Roof Plans & Elevations
Plan 1 (1603)

Roofing

Stone

Trim

Main Body

Accent

Scheme P1

LEGEND			
Roofing	Boral - 1FACS1132R	Charcoal Brown Blend	Flat Roof Tile
Main Body	SW 7533	Khaki Shade	Stucco Body
Accent	SW 7710	Brandy Wire	Accent Areas
Trim	SW 7509	Tiki Hut	Door and Window Trim, Fascia
Stone	Boral / Cultured Stone	Drystack LedgeStone - Carmel	Masonry Area

Roofing

Stone

Trim

Main Body

Accent

Scheme P2

LEGEND			
Roofing	Boral - 1FACS1132R	Charcoal Brown Blend	Flat Roof Tile
Main Body	SW 7550	Resort Tan	Stucco Body
Accent	SW 7602	Indigo Batik	Accent Areas
Trim	SW 7573	Eaglet Beige	Door and Window Trim, Fascia
Stone	Boral / Cultured Stone	Drystack LedgeStone - Carmel	Masonry Area

Roofing

Stone

Trim

Main Body

Accent

Scheme P3

LEGEND			
Roofing	Boral - 1FACS1132R	Charcoal Brown Blend	Flat Roof Tile
Main Body	SW 7525	Tree Branch	Stucco Body
Accent	SW 7593	Rustic Red	Accent Areas
Trim	SW 6105	Divine White	Door and Window Trim, Fascia
Stone	Boral / Cultured Stone	Drystack LedgeStone - Carmel	Masonry Area



Plan 1 (1603) Elevation 'B' Prairie
Scheme P1

MATERIAL KEY - PRAIRIE STYLE	
301	Flat tile roof
302	Exterior stucco
303	Shaped Foam Trim
304	Exterior stone veneer
305	Metal roll up garage door

Color & Materials Board

Roofing: Boral

Paint: Sherwin Williams

Stone: Boral / Cultured Stone

CHRIS HEINRITZ
ARCHITECTURE

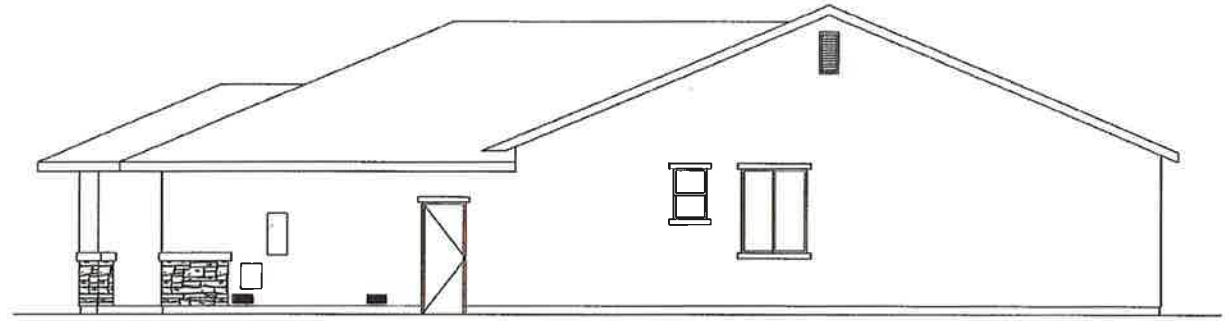
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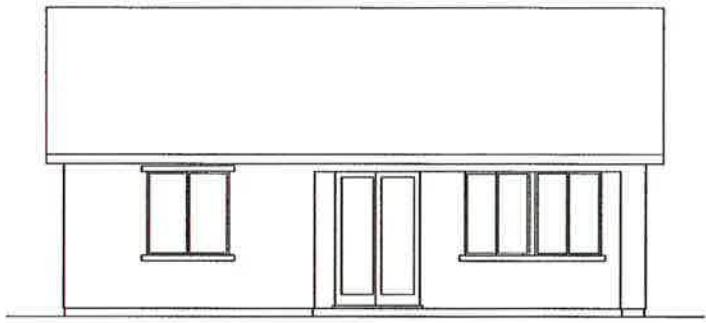
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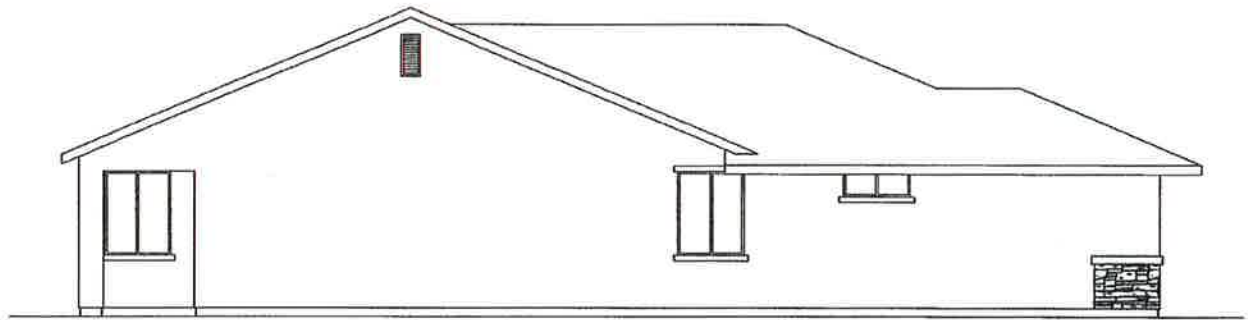
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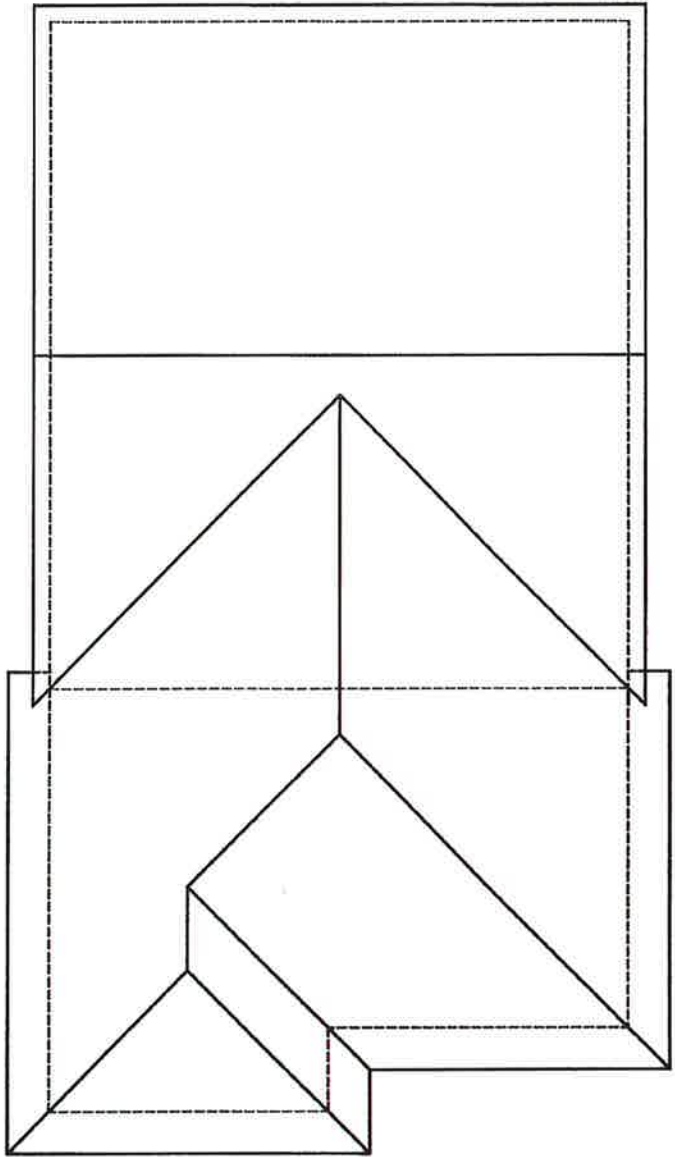
Right Elevation 'B'



Rear Elevation 'B'



Left Elevation 'B'



Roof Plan 'B'

Roof Plans & Elevations
Plan 1 (1603)

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City Of Rancho Cordova, CA

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Roofing

Stone

Trim

Main Body

Accent

LEGEND

Roofing

Main Body

Accent

Trim

Stone

Boral - 1FACS3184

SW 6141

SW 7083

SW 7514

Boral / Cultured Stone

Rustic Brown Blend

Softer Tan

Darkroom

Foothills

Old Country Fieldstone - Tudor

Flat Roof Tile

Stucco Body

Accent Areas

Door and Window Trim, Fascia

Masonry Area

Roofing

Stone

Trim

Main Body

Accent

LEGEND

Roofing

Main Body

Accent

Trim

Stone

Boral - 1FACS3184

SW 7526

SW 6083

SW 7008

Boral / Cultured Stone

Rustic Brown Blend

Maison Blanche

Sable

Alabaster

Old Country Fieldstone - Tudor

Flat Roof Tile

Stucco Body

Accent Areas

Door and Window Trim, Fascia

Masonry Area

Roofing

Stone

Trim

Main Body

Accent

LEGEND

Roofing

Main Body

Accent

Trim

Stone

Boral - 1FACS3184

SW 6148

SW 6335

SW 6075

Boral / Cultured Stone

Rustic Brown Blend

Wool Skein

Fried Brick

Garret Gray

Old Country Fieldstone - Tudor

Flat Roof Tile

Stucco Body

Accent Areas

Door and Window Trim, Fascia

Masonry Area



Plan 1 (1603) Elevation 'C' European Country Scheme EC1

MATERIAL KEY - MISSION STYLE	
301	Flat tile roof
302	Exterior stucco
303	Shaped Foam Trim
304	Exterior stone veneer
305	2" Stucco recess
306	Prefabricated wood shutters
307	4" x 8" Shaped foam corbels
308	6" x 10" Shaped foam corbels
309	Metal roll up garage door
310	6" x 8" Shaped Foam corbels

Color & Materials Board
Roofing: Boral
Paint: Sherwin Williams
Stone: Boral / Cultured Stone

CHRIS HEINRITZ
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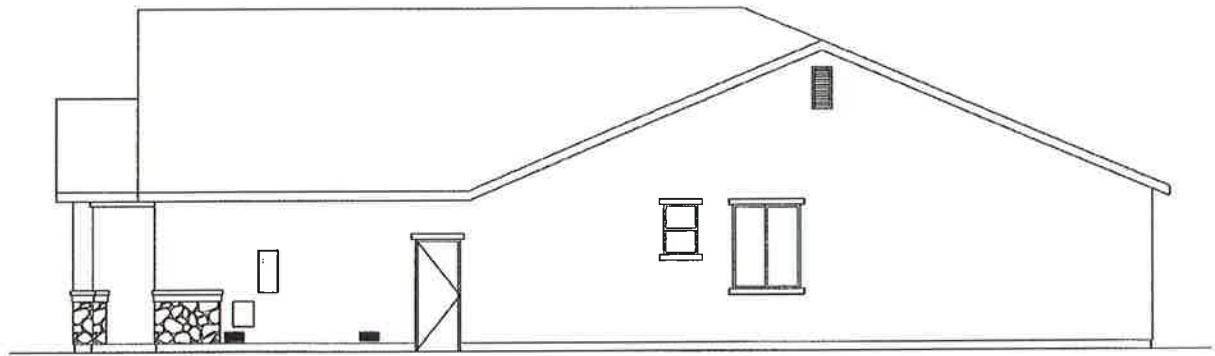
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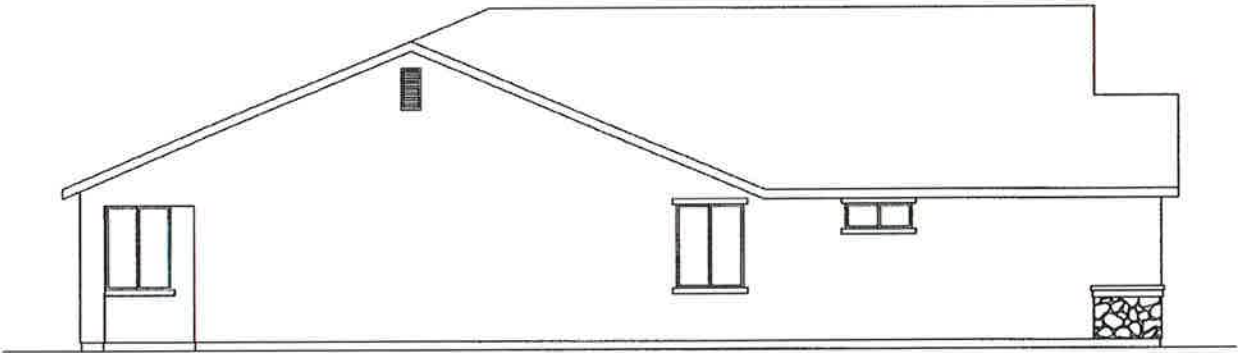
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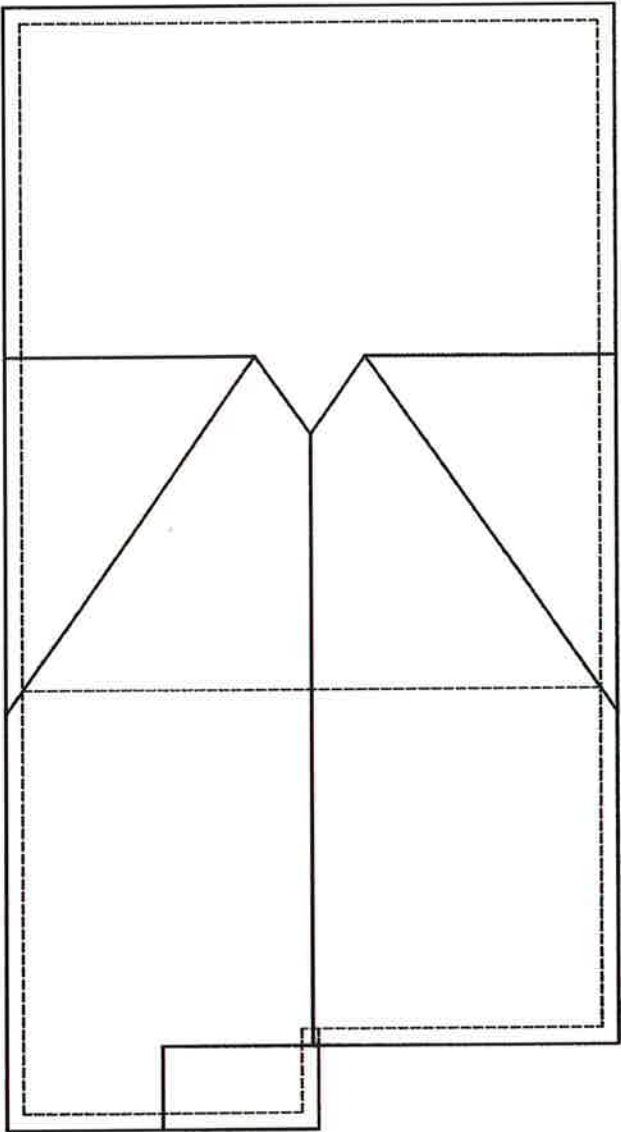
Right Elevation 'C'



Rear Elevation 'C'



Left Elevation 'C'



Roof Plan 'C'

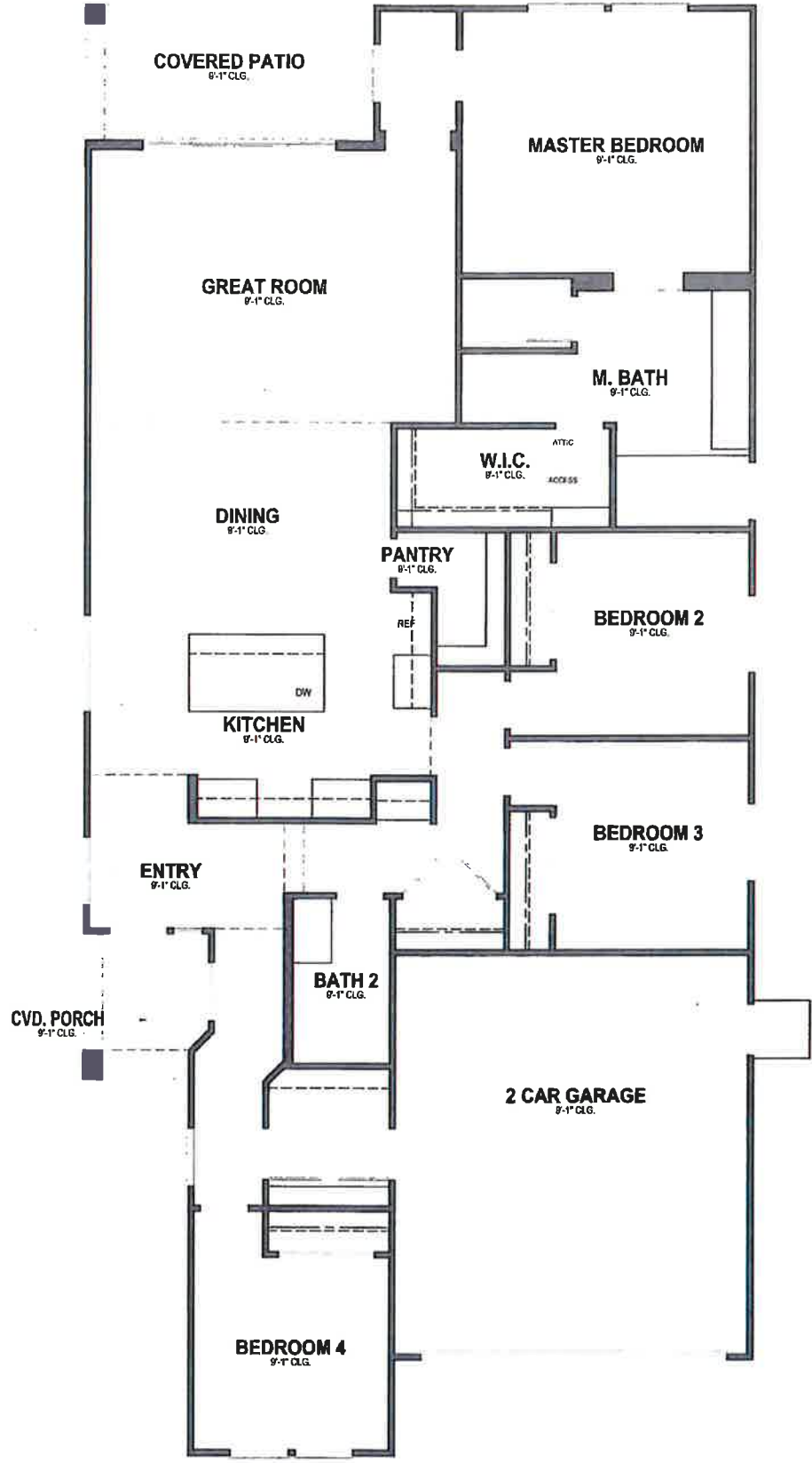
Roof Plans & Elevations
Plan 1 (1603)

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Main Level Floor Plan

Floor Plan
Plan 2 - 1,880 SQ. FT.

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Page 11

Roofing

Trim



Main Body

Accent



Roofing

Trim

Main Body

Accent

LEGEND			
Roofing	Boral - 1VICS6169	Casa Grande Blend	Barrel Tile
Main Body	SW 7012	Creamy	Stucco Body
Accent	SW 6103	Tea Chest	Accent Areas
Trim	SW 6116	Tatami Tan	Door and Window Trim, Fascia

Roofing

Trim



Main Body

Accent



Roofing

Trim

Main Body

Accent

Roofing

Trim



Main Body

Accent



Roofing

Trim

Main Body

Accent

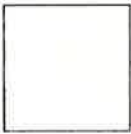
Roofing

Trim



Main Body

Accent

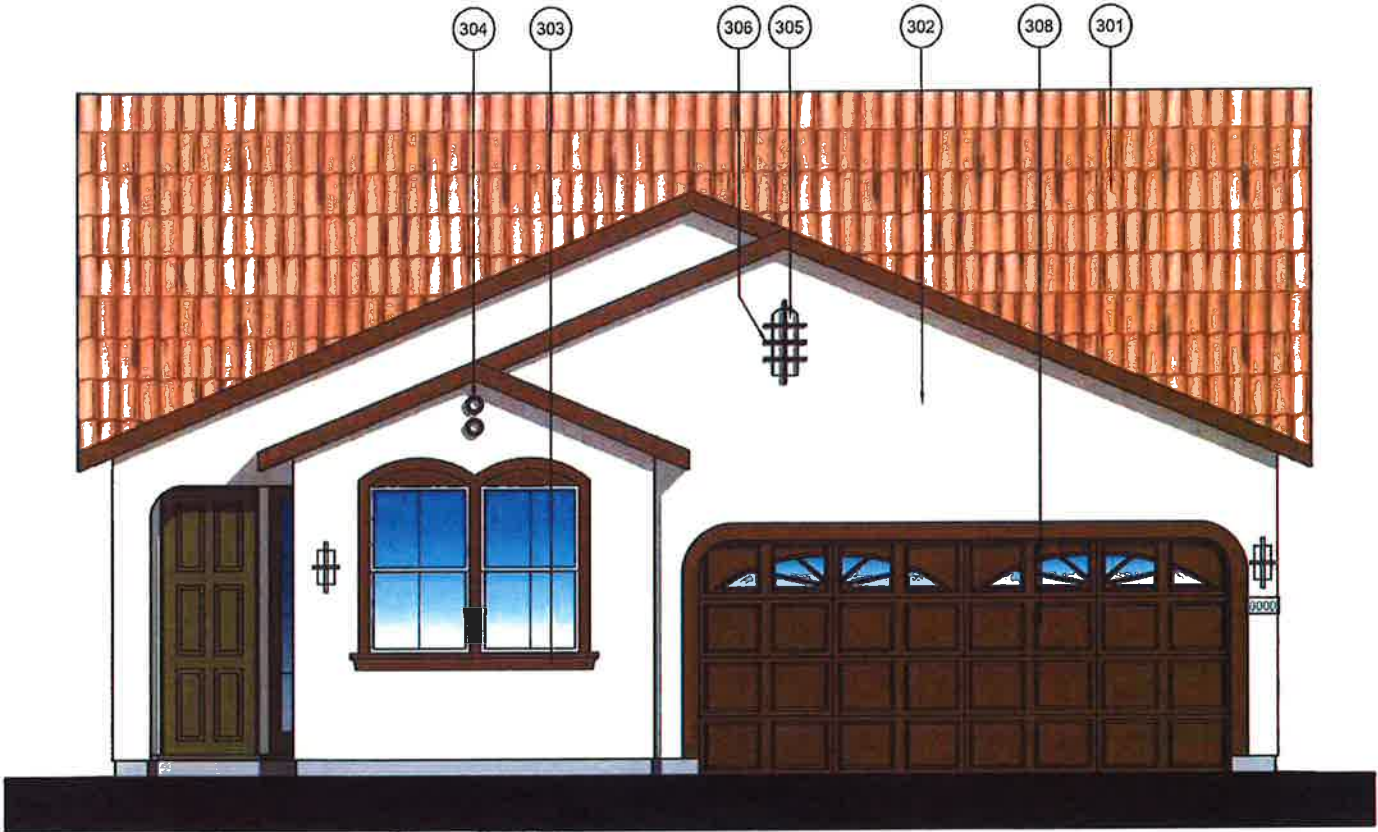


Roofing

Trim

Main Body

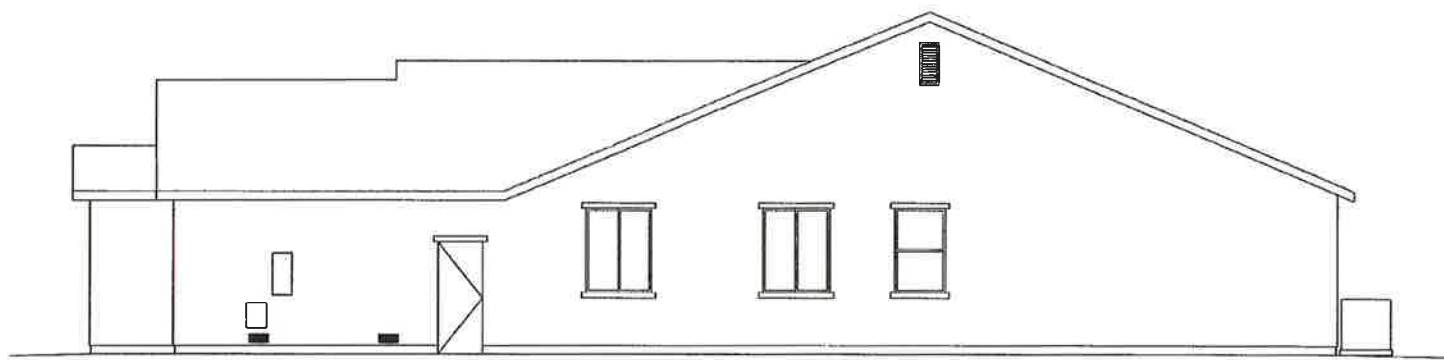
Accent



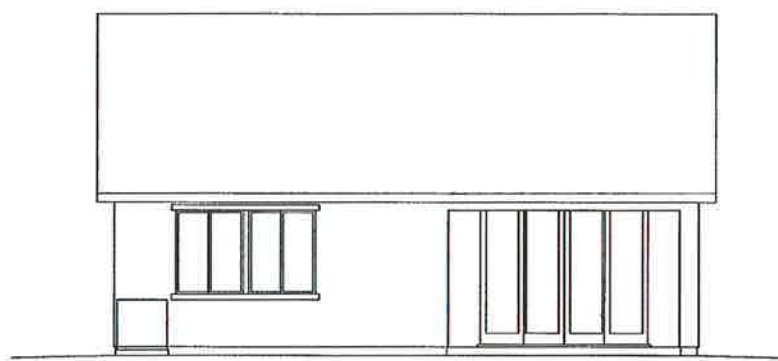
Plan 2 (1880) Elevation 'A' Mission
Scheme M2

MATERIAL KEY - MISSION STYLE	
301	Barrel tile roof
302	Exterior stucco
303	Shaped Foam Trim
304	6" Diameter clay pipes
305	2" Stucco recess
306	Wrought iron cover o/ recess
307	12" x 10" Shaped foam corbels
308	Metal roll up garage door

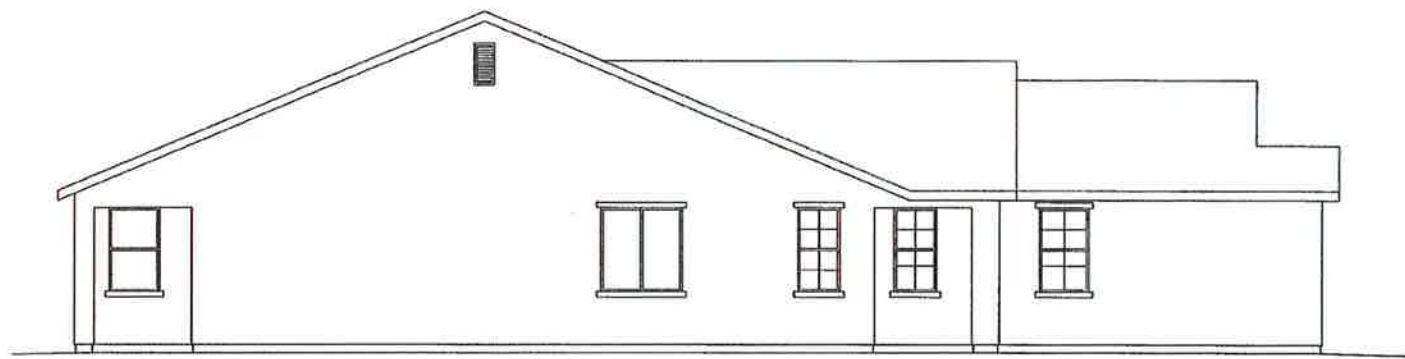
Color & Materials Board
Roofing: Boral
Paint: Sherwin Williams



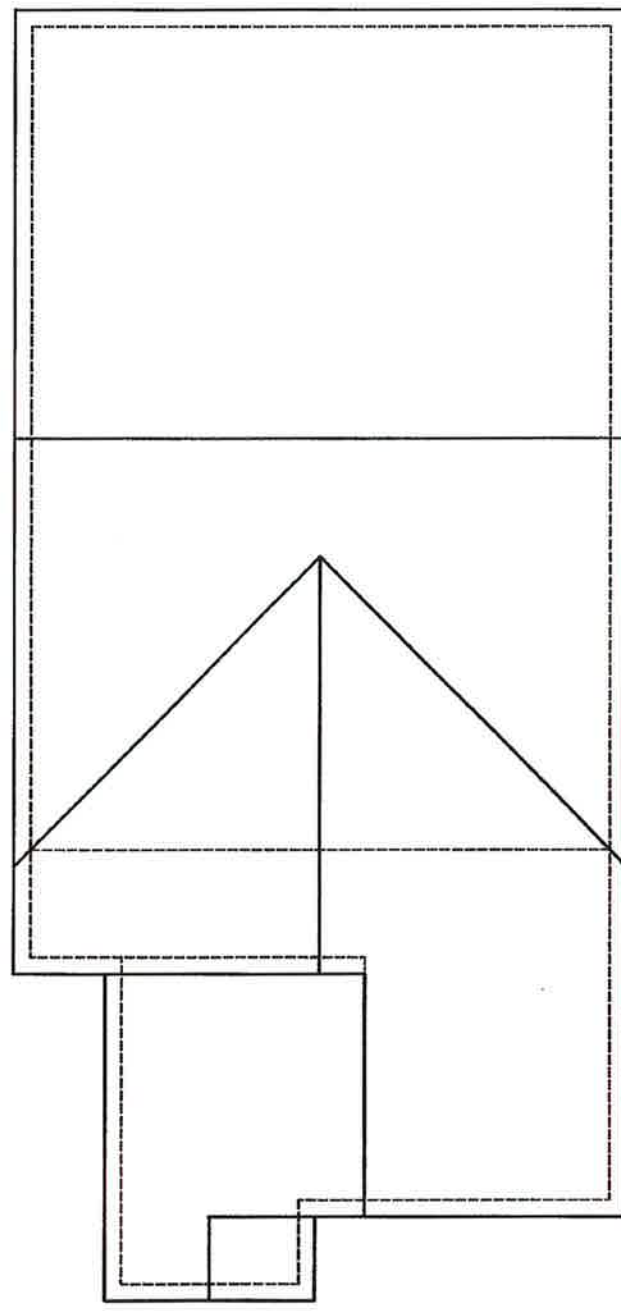
Right Elevation 'A'



Rear Elevation 'A'



Left Elevation 'A'



Roof Plan 'A'

Roof Plans & Elevations
Plan 2 (1880)

Roofing

Stone

Trim

Main Body

Accent

Scheme P1

LEGEND			
Roofing	Boral - 1FACS1132R	Charcoal Brown Blend	Flat Roof Tile
Main Body	SW 7533	Khaki Shade	Stucco Body
Accent	SW 7710	Brandy Wire	Accent Areas
Trim	SW 7509	Tiki Hut	Door and Window Trim, Fascia
Stone	Boral / Cultured Stone	Drystack LedgeStone - Carmel	Masonry Area

Roofing

Stone

Trim

Main Body

Accent

Scheme P2

LEGEND			
Roofing	Boral - 1FACS1132R	Charcoal Brown Blend	Flat Roof Tile
Main Body	SW 7550	Resort Tan	Stucco Body
Accent	SW 7602	Indigo Batik	Accent Areas
Trim	SW 7573	Eaglet Beige	Door and Window Trim, Fascia
Stone	Boral / Cultured Stone	Drystack LedgeStone - Carmel	Masonry Area

Roofing

Stone

Trim

Main Body

Accent

Scheme P3

LEGEND			
Roofing	Boral - 1FACS1132R	Charcoal Brown Blend	Flat Roof Tile
Main Body	SW 7525	Tree Branch	Stucco Body
Accent	SW 7593	Rustic Red	Accent Areas
Trim	SW 6105	Divine White	Door and Window Trim, Fascia
Stone	Boral / Cultured Stone	Drystack LedgeStone - Carmel	Masonry Area



Plan 2 (1880) Elevation 'B' Prairie
Scheme P2

MATERIAL KEY - PRAIRIE STYLE	
301	Flat tile roof
302	Exterior stucco
303	Shaped Foam Trim
304	Exterior stone veneer
305	Metal roll up garage door

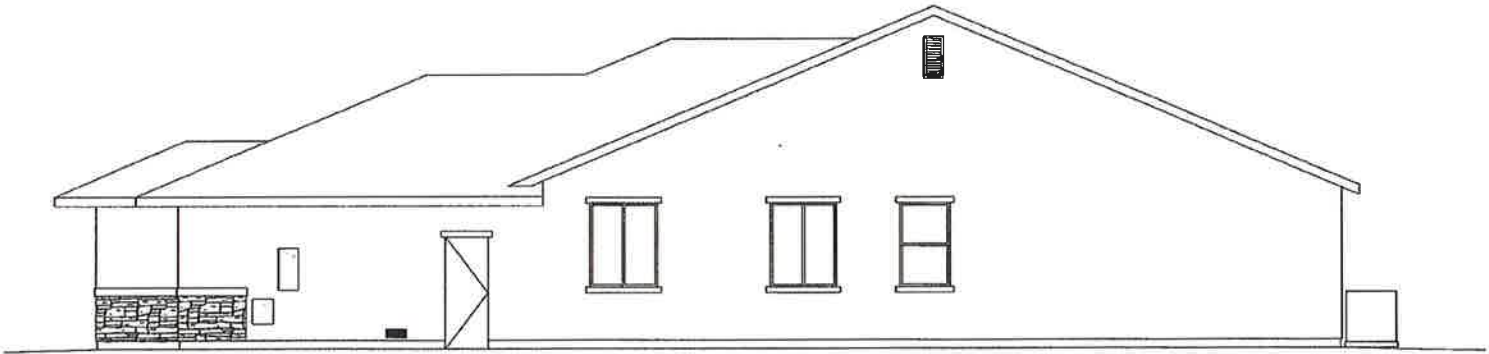
Color & Materials Board
Roofing: Boral
Paint: Sherwin Williams
Stone: Boral / Cultured Stone

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ARCHITECTURE

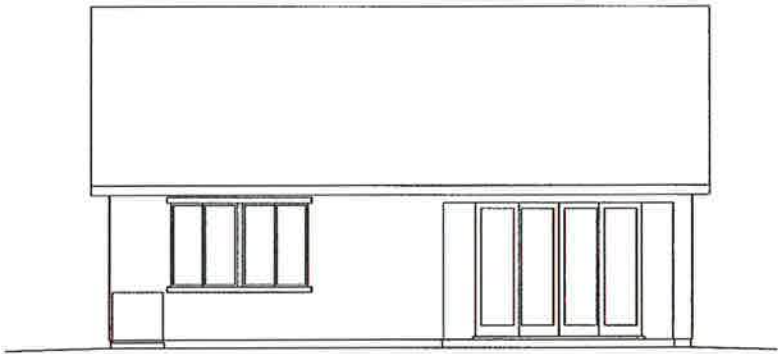
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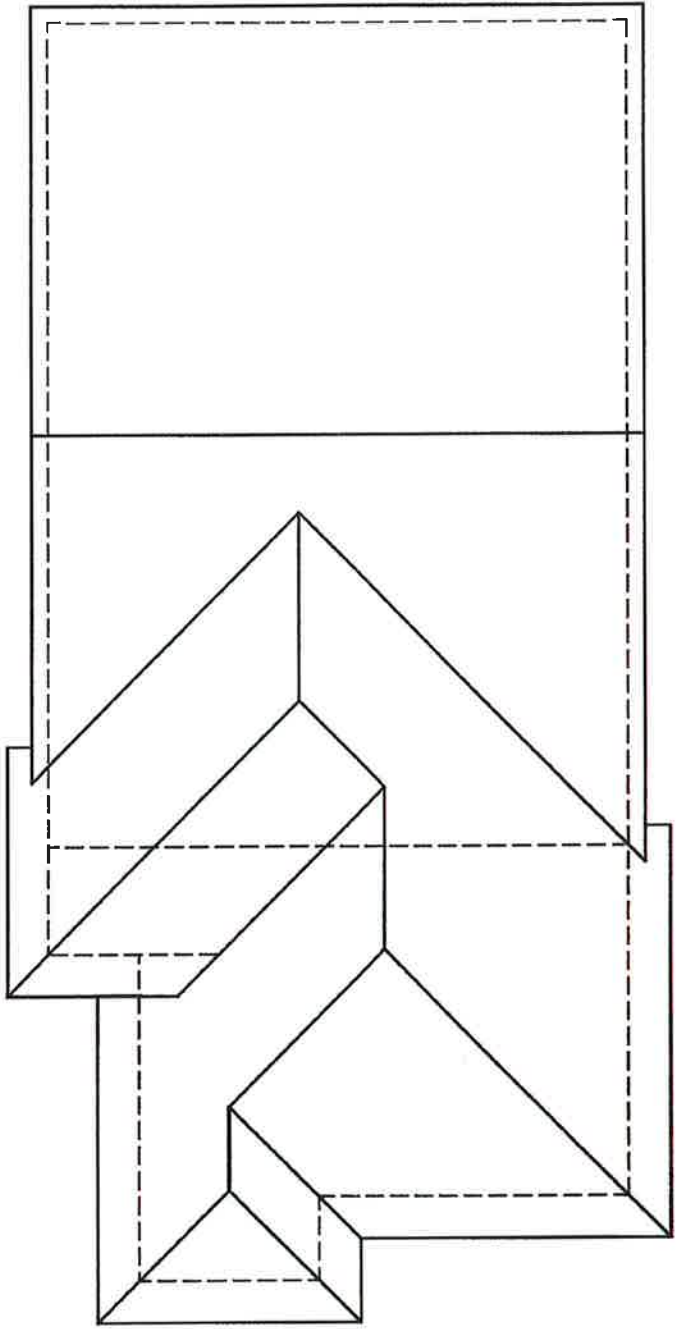
Right Elevation 'B'



Rear Elevation 'B'



Left Elevation 'B'



Roof Plan 'B'

Roof Plans & Elevations
Plan 2 (1880)

Roofing

Stone

Trim

Main Body

Accent

LEGEND

Roofing

Main Body

Accent

Trim

Stone

Boral - 1FACS3184

SW 6141

SW 7083

SW 7514

Boral / Cultured Stone

Rustic Brown Blend

Softer Tan

Darkroom

Foothills

Old Country Fieldstone - Tudor

Flat Roof Tile

Stucco Body

Accent Areas

Door and Window Trim, Fascia

Masonry Area

Roofing

Stone

Trim

Main Body

Accent

LEGEND

Roofing

Main Body

Accent

Trim

Stone

Boral - 1FACS3184

SW 7526

SW 6083

SW 7008

Boral / Cultured Stone

Rustic Brown Blend

Maison Blanche

Sable

Alabaster

Old Country Fieldstone - Tudor

Flat Roof Tile

Stucco Body

Accent Areas

Door and Window Trim, Fascia

Masonry Area

Roofing

Stone

Trim

Main Body

Accent

LEGEND

Roofing

Main Body

Accent

Trim

Stone

Boral - 1FACS3184

SW 6148

SW 6335

SW 6075

Boral / Cultured Stone

Rustic Brown Blend

Wool Skein

Fried Brick

Garret Gray

Old Country Fieldstone - Tudor

Flat Roof Tile

Stucco Body

Accent Areas

Door and Window Trim, Fascia

Masonry Area



Plan 2 (1880) Elevation 'C' European Country Scheme EC2

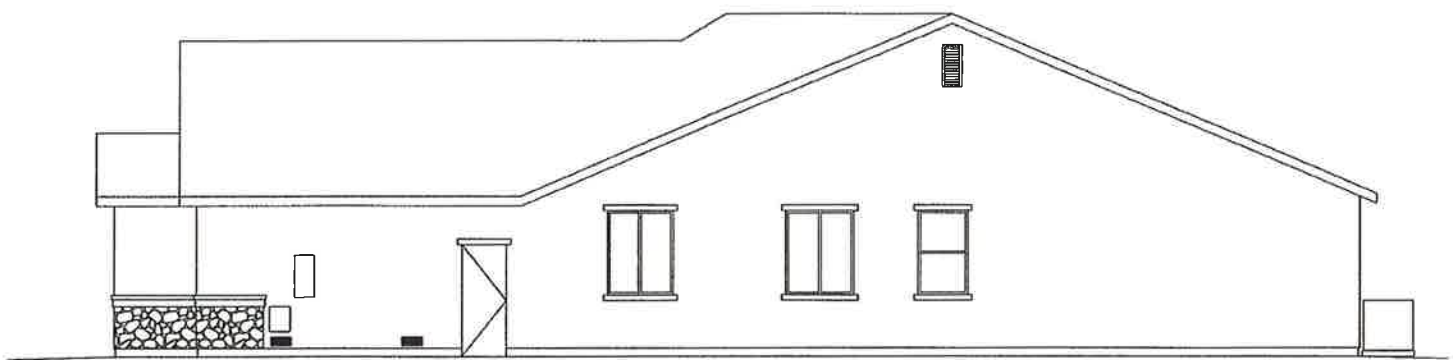
MATERIAL KEY - MISSION STYLE	
301	Flat tile roof
302	Exterior stucco
303	Shaped Foam Trim
304	Exterior stone veneer
305	2" Stucco recess
306	Prefabricated wood shutters
307	4" x 8" Shaped foam corbles
308	6" x 10" Shaped foam corbles
309	Metal roll up garage door
310	6" x 8" Shaped Foam corbles

Color & Materials Board

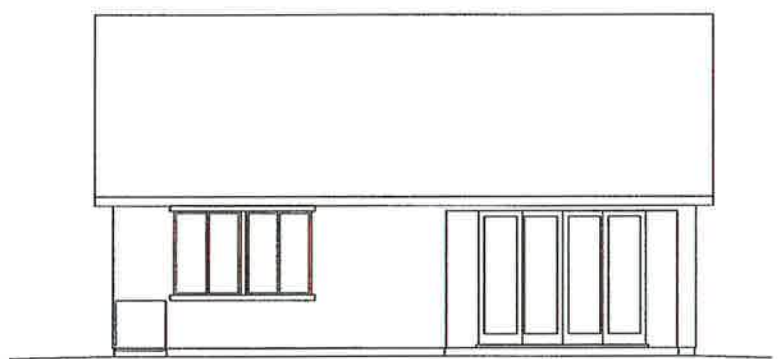
Roofing: Boral

Paint: Sherwin Williams

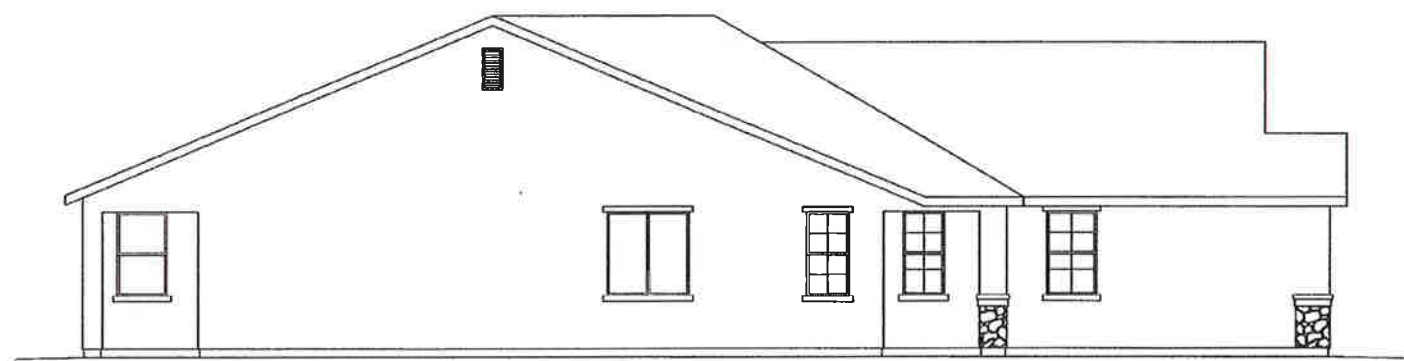
Stone: Boral / Cultured Stone



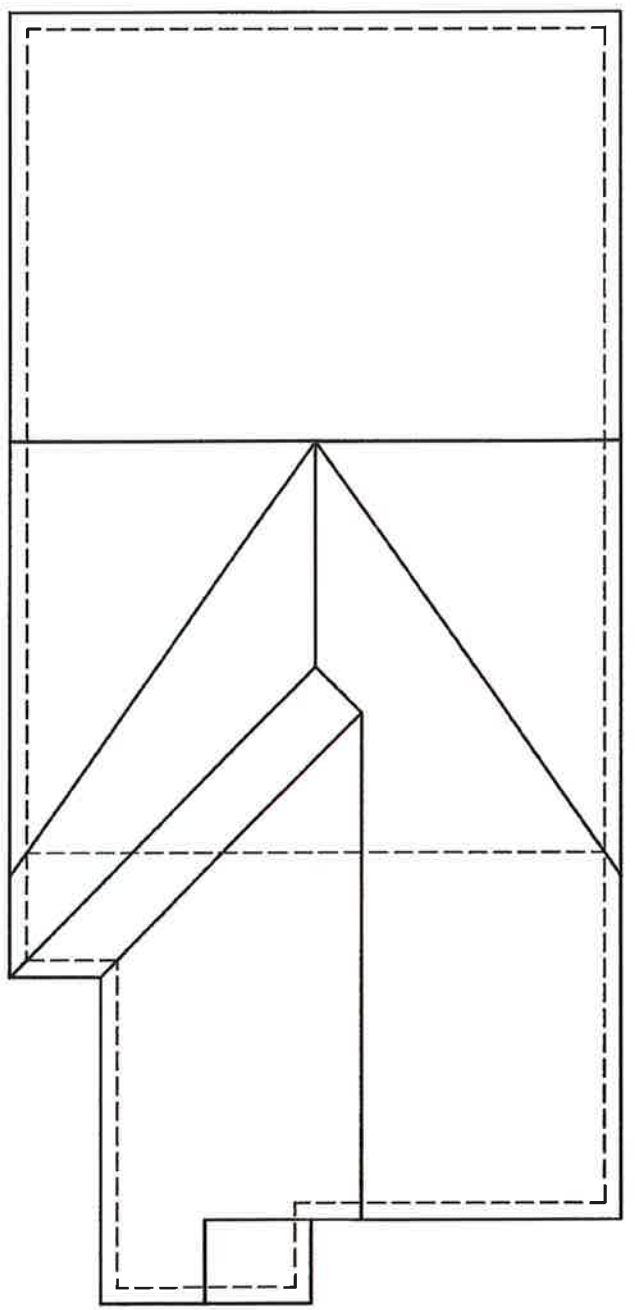
Right Elevation 'C'



Rear Elevation 'C'



Left Elevation 'C'



Roof Plan 'C'

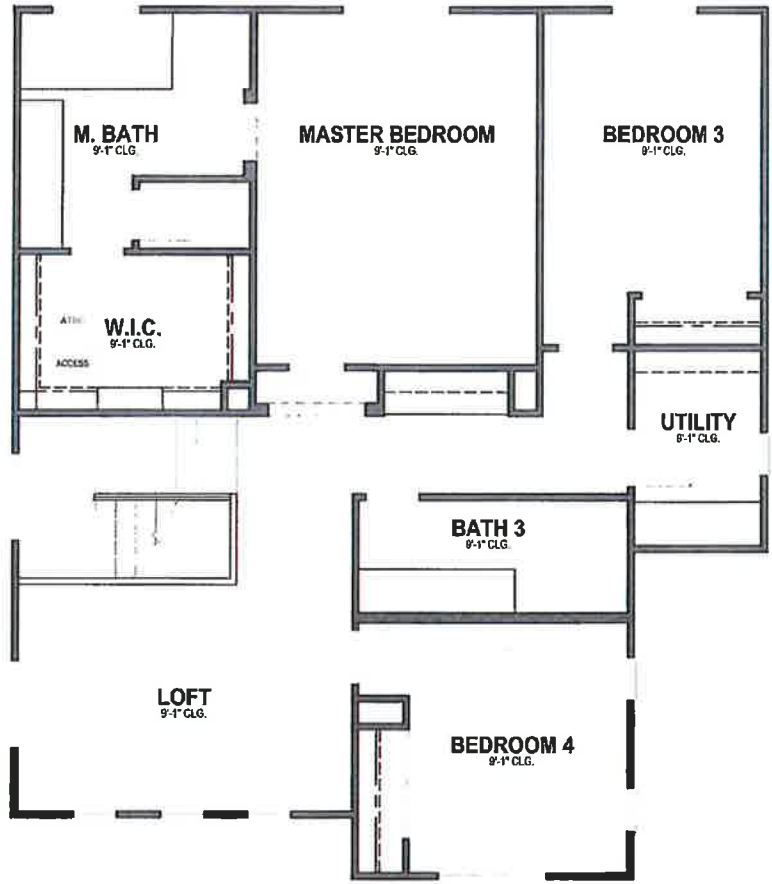
Roof Plans & Elevations
Plan 2 (1880)

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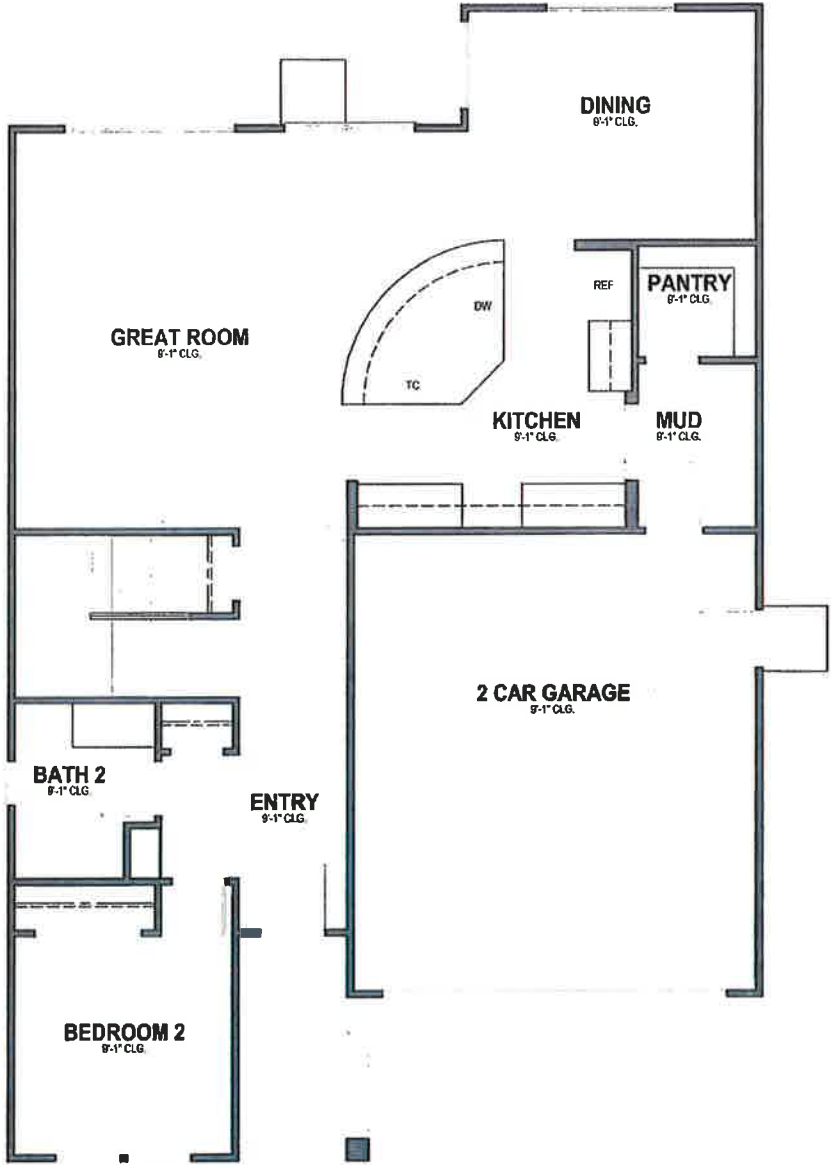
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Upper Level Floor Plan



Main Level Floor Plan

Floor Plan
Plan 3 - 2,365 SQ. FT.

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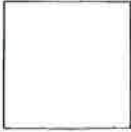
Roofing

Trim



Main Body

Accent



Roofing

Main Body

Accent

Trim

Boral - 1VICS6169
SW 7012
SW 6103
SW 6116

Casa Grande Blend
Creamy
Tea Chest
Tatami Tan

Barrel Tile
Stucco Body
Accent Areas
Door and Window Trim, Fascia

Roofing

Trim



Main Body

Accent



Roofing

Main Body

Accent

Trim

Boral - 1VICS6169
SW 7571
SW 6153
SW 6062

Casa Grande Blend
Casa Blanca
Protoege Bronze
Rugged Brown

Barrel Tile
Stucco Body
Accent Areas
Door and Window Trim, Fascia

Roofing

Trim



Main Body

Accent



Roofing

Main Body

Accent

Trim

Boral - 1VICS6169
SW 7690
SW 2838
SW 6006

Casa Grande Blend
Townhall Tan
Polished Mahogany
Black Bean

Barrel Tile
Stucco Body
Accent Areas
Door and Window Trim, Fascia

Roofing

Trim



Main Body

Accent



Roofing

Main Body

Accent

Trim

Boral - 1VICS6169
SW 2833
SW 2801
SW 2807

Casa Grande Blend
Roycroft Vellum
Rockwood Dark Red
Rockwood Medium Brown

Barrel Tile
Stucco Body
Accent Areas
Door and Window Trim, Fascia



Plan 3 (2365) Elevation 'A' Mission
Scheme M3

MATERIAL KEY - MISSION STYLE	
301	Barrel tile roof
302	Exterior stucco
303	Shaped Foam Trim
304	6" Diameter clay pipes
305	2" Stucco recess
306	Wrought iron cover o/ recess
307	12" x 10" Shaped foam corbels
308	Metal roll up garage door

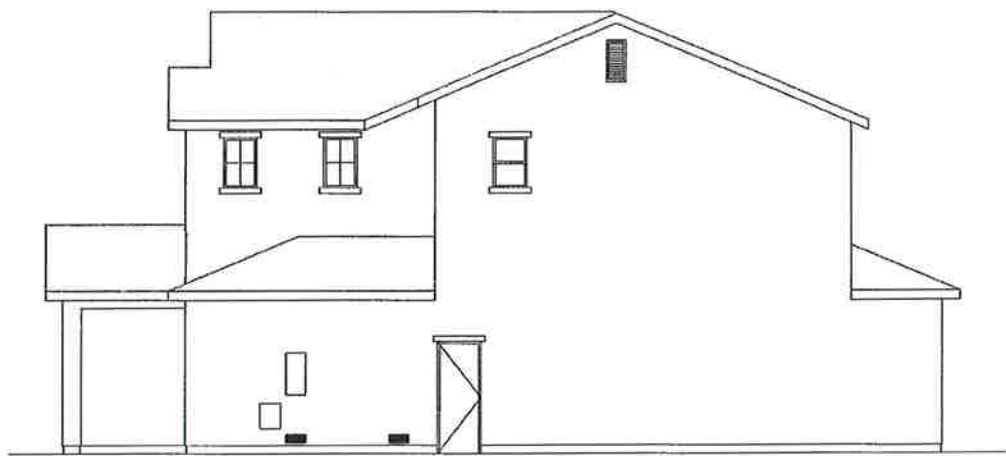
Color & Materials Board
Roofing: Boral
Paint: Sherwin Williams

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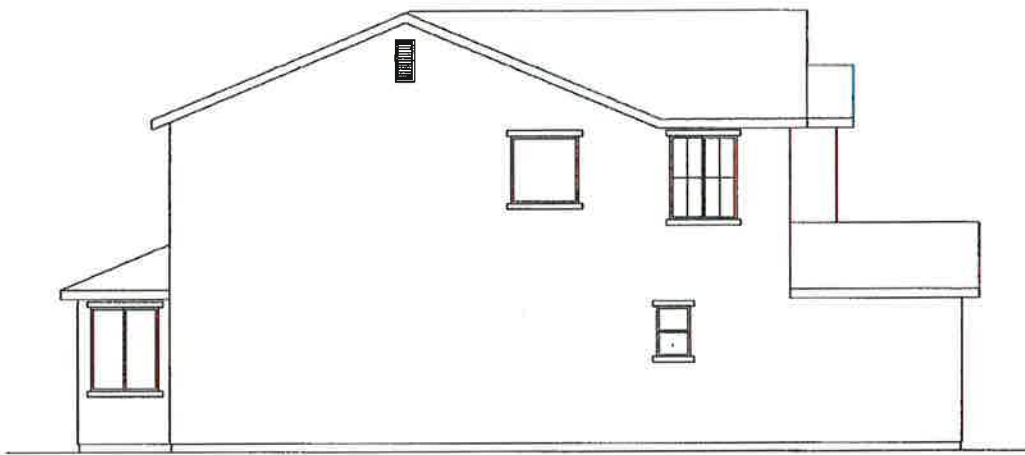
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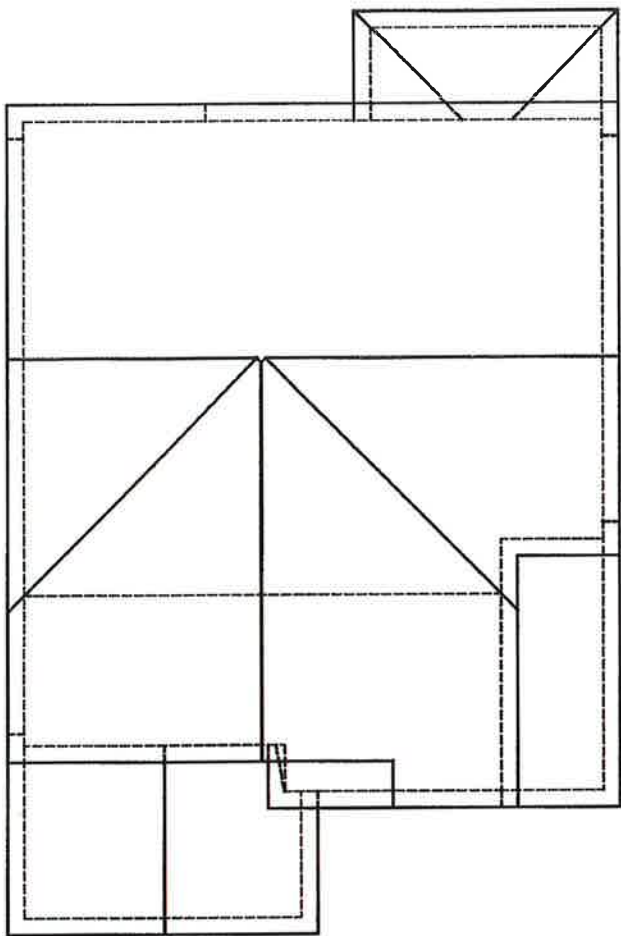
Right Elevation 'A'



Rear Elevation 'A'



Left Elevation 'A'



Roof Plan 'A'

Roof Plans & Elevations
Plan 3 (2365)

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Page 20

Roofing

Stone

Trim

Main Body

Accent

LEGEND			
Roofing	Boral - 1FACS1132R	Charcoal Brown Blend	Flat Roof Tile
Main Body	SW 7533	Khaki Shade	Stucco Body
Accent	SW 7710	Brandy Wire	Accent Areas
Trim	SW 7509	Tiki Hut	Door and Window Trim, Fascia
Stone	Boral / Cultured Stone	Drystack LedgeStone - Carmel	Masonry Area

Scheme P1

Roofing

Stone

Trim

Main Body

Accent

LEGEND			
Roofing	Boral - 1FACS1132R	Charcoal Brown Blend	Flat Roof Tile
Main Body	SW 7550	Resort Tan	Stucco Body
Accent	SW 7602	Indigo Batik	Accent Areas
Trim	SW 7573	Eaglet Beige	Door and Window Trim, Fascia
Stone	Boral / Cultured Stone	Drystack LedgeStone - Carmel	Masonry Area

Scheme P2

Roofing

Stone

Trim

Main Body

Accent

LEGEND			
Roofing	Boral - 1FACS1132R	Charcoal Brown Blend	Flat Roof Tile
Main Body	SW 7525	Tree Branch	Stucco Body
Accent	SW 7593	Rustic Red	Accent Areas
Trim	SW 8105	Divine White	Door and Window Trim, Fascia
Stone	Boral / Cultured Stone	Drystack LedgeStone - Carmel	Masonry Area

Scheme P3



Plan 3 (2365) Elevation 'B' Prairie
Scheme P3

MATERIAL KEY - PRAIRIE STYLE	
301	Flat tile roof
302	Exterior stucco
303	Shaped Foam Trim
304	Exterior stone veneer
305	Metal roll up garage door

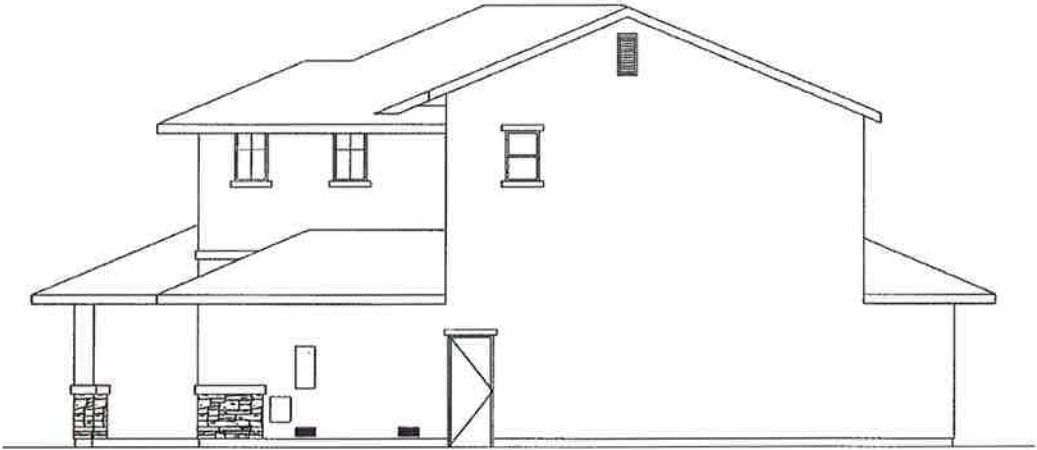
Color & Materials Board

Roofing: Boral
Paint: Sherwin Williams
Stone: Boral / Cultured Stone

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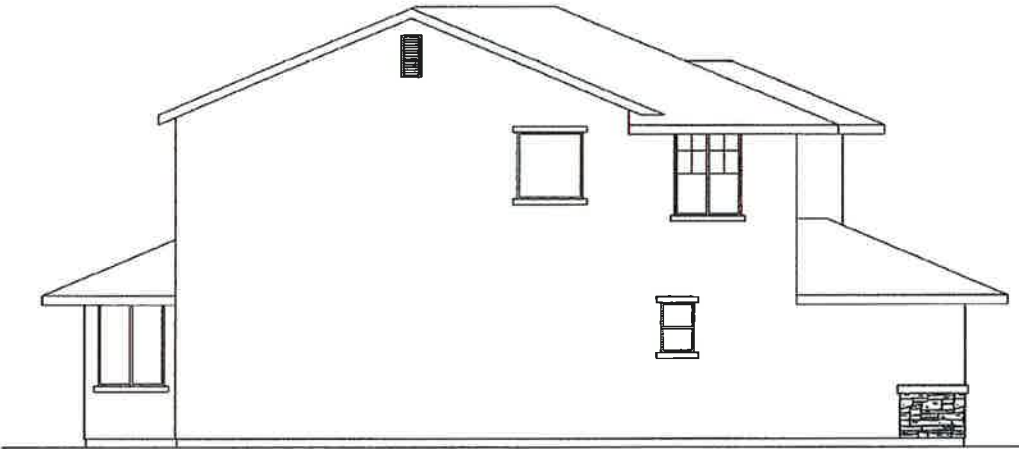
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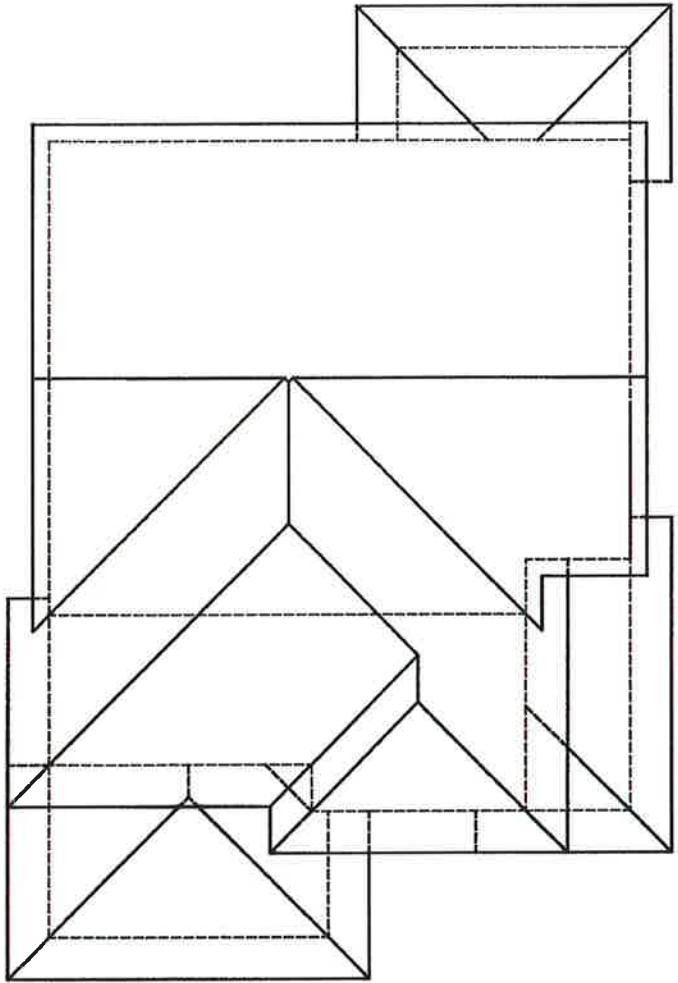
Right Elevation 'B'



Rear Elevation 'B'



Left Elevation 'B'



Roof Plan 'B'

Roof Plans & Elevations
Plan 3 (2365)

Roofing

Stone

Trim

Main Body

Accent

LEGEND

Roofing

Main Body

Accent

Trim

Stone

Boral - 1FACS3184

SW 6141

SW 7083

SW 7514

Boral / Cultured Stone

Rustic Brown Blend

Softer Tan

Darkroom

Foothills

Old Country Fieldstone - Tudor

Flat Roof Tile

Stucco Body

Accent Areas

Door and Window Trim, Fascia

Masonry Area

Scheme EC1

Roofing

Stone

Trim

Main Body

Accent

LEGEND

Roofing

Main Body

Accent

Trim

Stone

Boral - 1FACS3184

SW 7526

SW 6083

SW 7008

Boral / Cultured Stone

Rustic Brown Blend

Maison Blanche

Sable

Alabaster

Old Country Fieldstone - Tudor

Flat Roof Tile

Stucco Body

Accent Areas

Door and Window Trim, Fascia

Masonry Area

Scheme EC2

Roofing

Stone

Trim

Main Body

Accent

LEGEND

Roofing

Main Body

Accent

Trim

Stone

Boral - 1FACS3184

SW 6148

SW 6335

SW 6075

Boral / Cultured Stone

Rustic Brown Blend

Wool Skein

Fried Brick

Garret Gray

Old Country Fieldstone - Tudor

Flat Roof Tile

Stucco Body

Accent Areas

Door and Window Trim, Fascia

Masonry Area

Scheme EC3



Plan 3 (2365) Elevation 'C' European Country Scheme EC3

MATERIAL KEY - MISSION STYLE	
301	Flat tile roof
302	Exterior stucco
303	Shaped Foam Trim
304	Exterior stone veneer
305	2" Stucco recess
306	Prefabricated wood shutters
307	4" x 8" Shaped foam corbels
308	6" x 10" Shaped foam corbels
309	Metal roll up garage door
310	6" x 8" Shaped Foam corbels

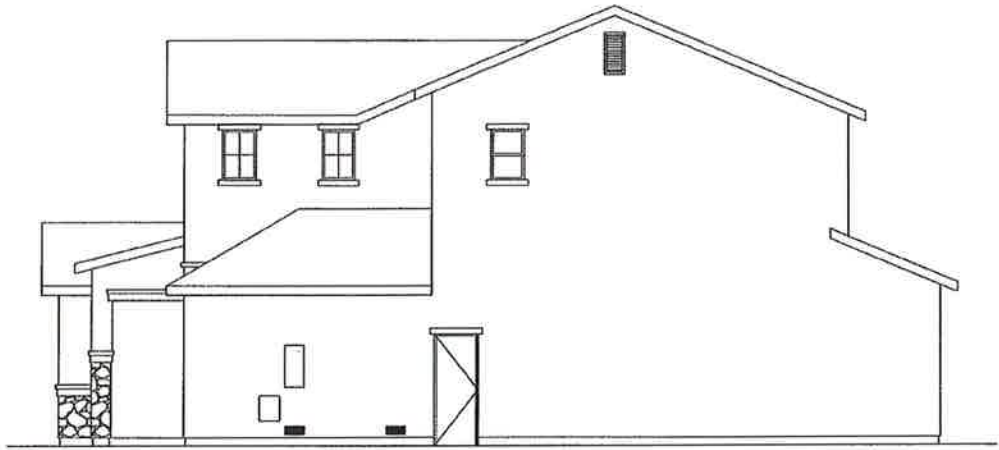
Color & Materials Board
Roofing: Boral
Paint: Sherwin Williams
Stone: Boral / Cultured Stone

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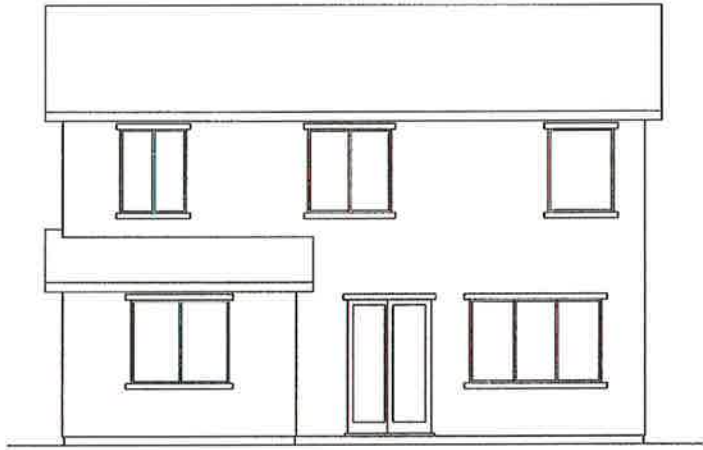
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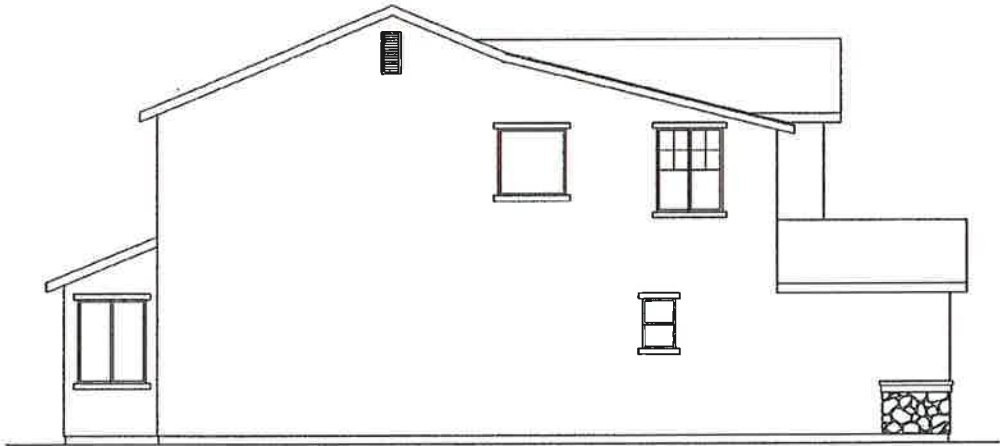
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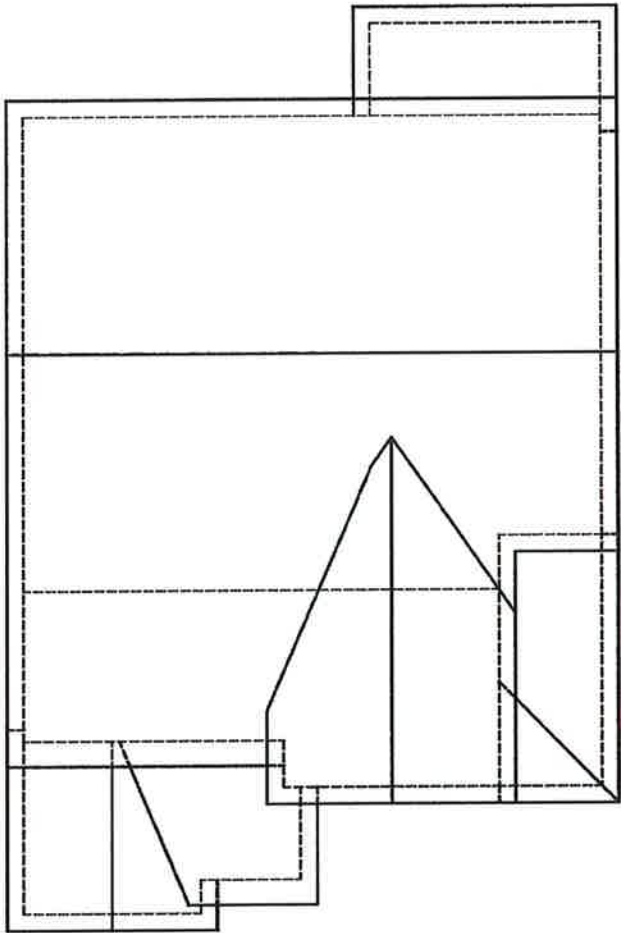
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Rear Elevation 'C'



Left Elevation 'C'



Roof Plan 'C'

Roof Plans & Elevations
Plan 3 (2365)

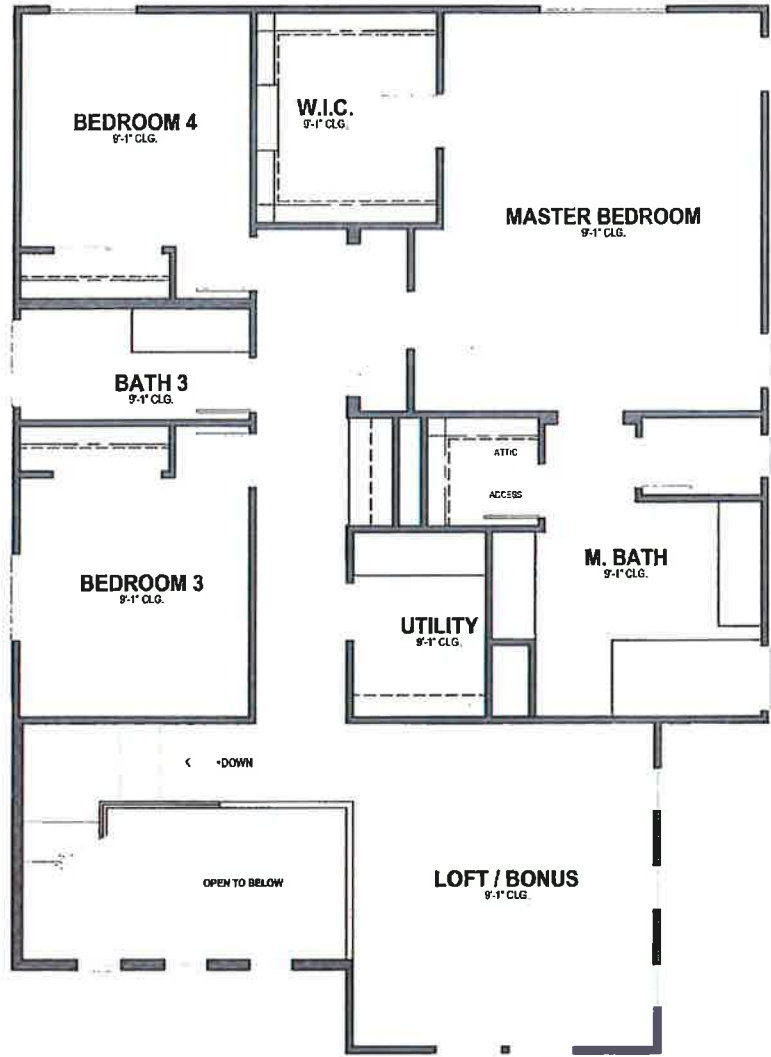
CHRIS HEINRITZ
ARCHITECTURE



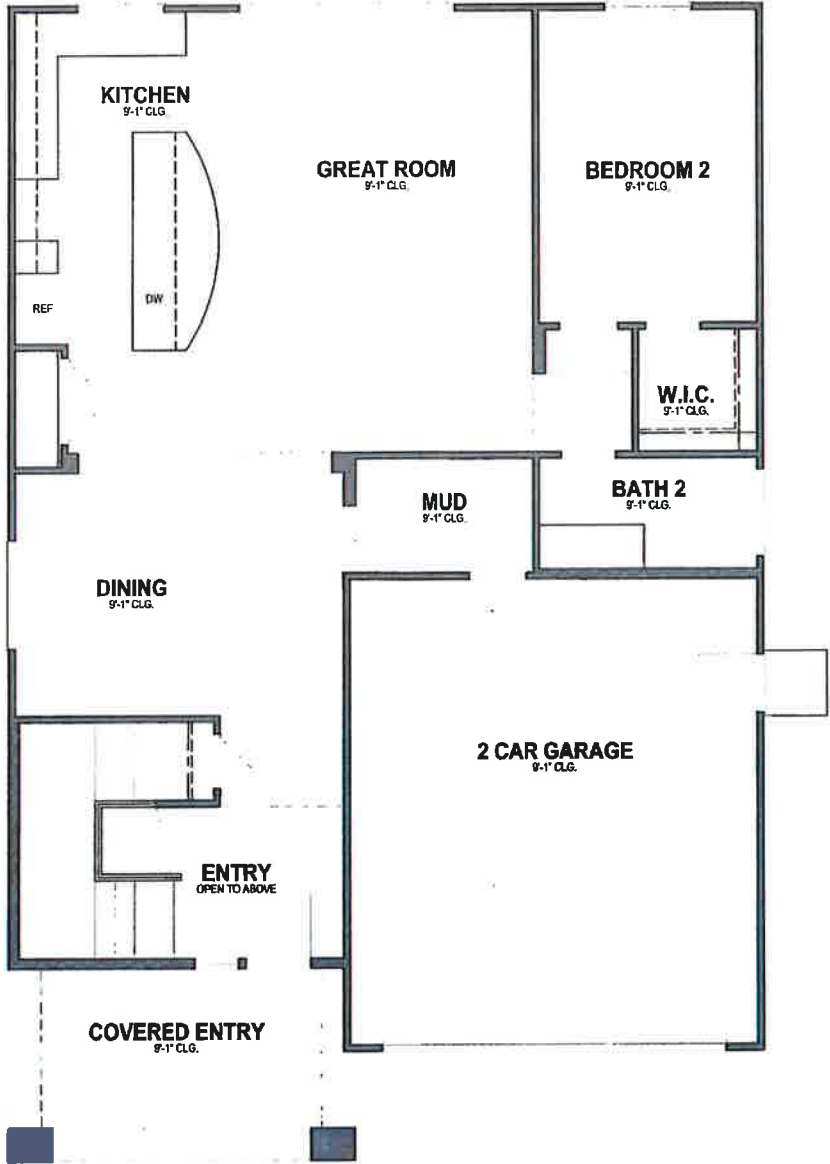
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Upper Level Floor Plan



Main Level Floor Plan

Floor Plan
Plan 4 - 2,631 SQ. FT.

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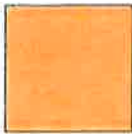
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Page 25

Roofing

Trim



Main Body

Accent



LEGEND

Roofing

Main Body

Accent

Trim

Boral - 1VICS6169

SW 7012

SW 6103

SW 6116

Casa Grande Blend

Creamy

Tea Chest

Tatami Tan

Barrel Tile

Stucco Body

Accent Areas

Door and Window Trim, Fascia

Roofing

Trim



Main Body

Accent



LEGEND

Roofing

Main Body

Accent

Trim

Boral - 1VICS6169

SW 7571

SW 6153

SW 6062

Casa Grande Blend

Casa Blanca

Protoege Bronze

Rugged Brown

Barrel Tile

Stucco Body

Accent Areas

Door and Window Trim, Fascia

Roofing

Trim



Main Body

Accent



LEGEND

Roofing

Main Body

Accent

Trim

Boral - 1VICS6169

SW 7690

SW 2838

SW 6006

Casa Grande Blend

Townhall Tan

Polished Mahogany

Black Bean

Barrel Tile

Stucco Body

Accent Areas

Door and Window Trim, Fascia

Roofing

Trim



Main Body

Accent



LEGEND

Roofing

Main Body

Accent

Trim

Boral - 1VICS6169

SW 2833

SW 2801

SW 2807

Casa Grande Blend

Roycroft Vellum

Rockwood Dark Red

Rockwood Medium Brown

Barrel Tile

Stucco Body

Accent Areas

Door and Window Trim, Fascia

Scheme M1

Scheme M2

Scheme M3

Scheme M4



Plan 4 (2631) Elevation 'A' Mission
Scheme M4

MATERIAL KEY - MISSION STYLE	
301	Barrel tile roof
302	Exterior stucco
303	Shaped Foam Trim
304	6" Diameter clay pipes
305	2" Stucco recess
306	Wrought iron cover a/ recess
307	12" x 10" Shaped foam corbels
308	Metal roll up garage door

Color & Materials Board
Roofing: Boral
Paint: Sherwin Williams

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ARCHITECTURE

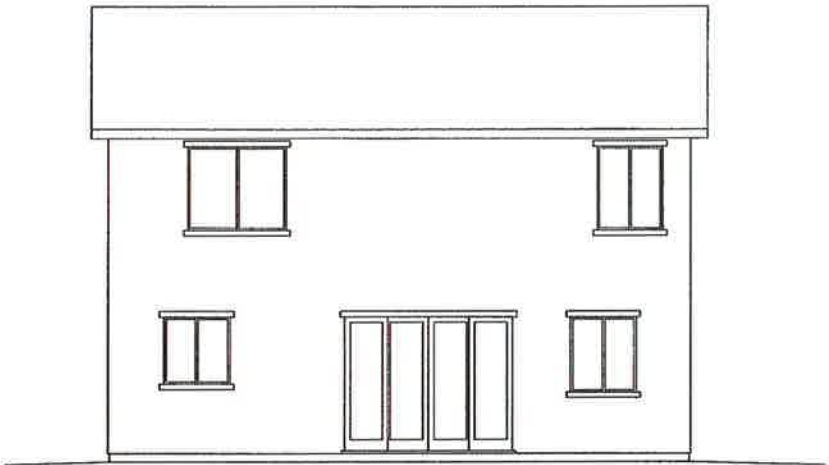
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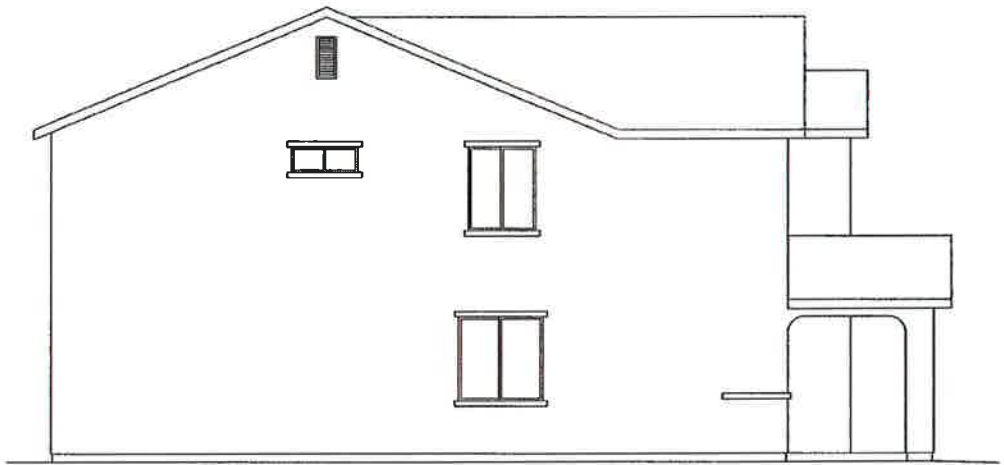
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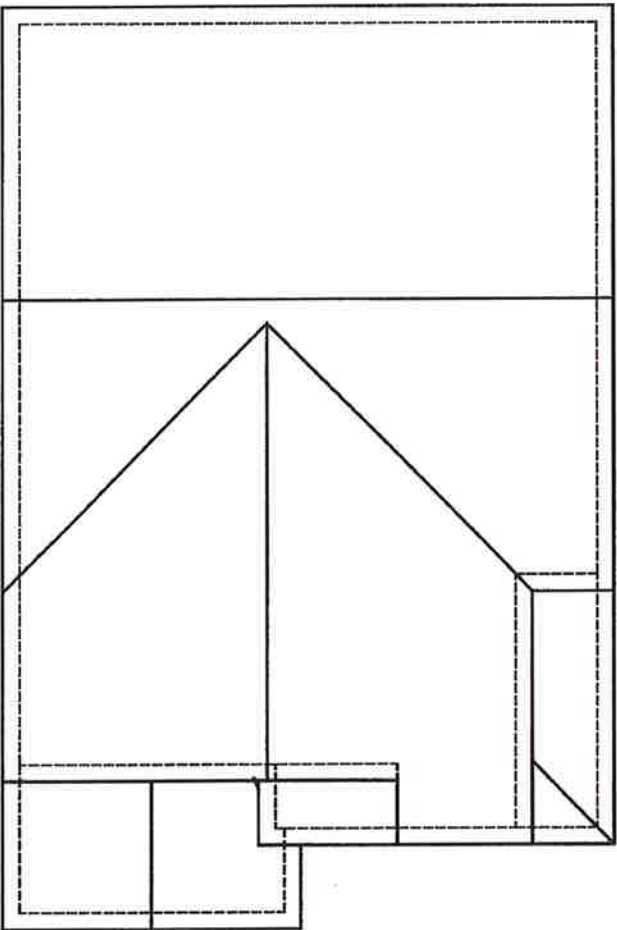
Right Elevation 'A'



Rear Elevation 'A'



Left Elevation 'A'



Roof Plan 'A'

Roof Plans & Elevations
Plan 4 (2631)

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Roofing

Stone

Trim

Main Body

Accent

LEGEND

Roofing

Main Body

Accent

Trim

Stone

Boral - 1FACS1132R

SW 7533

SW 7710

SW 7509

Boral / Cultured Stone

Charcoal Brown Blend

Khaki Shade

Brandy Wire

Tiki Hut

Drystack LedgeStone - Carmel

Flat Roof Tile

Stucco Body

Accent Areas

Door and Window Trim, Fascia

Masonry Area

Scheme P1

Roofing

Stone

Trim

Main Body

Accent

LEGEND

Roofing

Main Body

Accent

Trim

Stone

Boral - 1FACS1132R

SW 7550

SW 7602

SW 7573

Boral / Cultured Stone

Charcoal Brown Blend

Resort Tan

Indigo Batik

Eaglet Beige

Drystack LedgeStone - Carmel

Flat Roof Tile

Stucco Body

Accent Areas

Door and Window Trim, Fascia

Masonry Area

Scheme P2

Roofing

Stone

Trim

Main Body

Accent

LEGEND

Roofing

Main Body

Accent

Trim

Stone

Boral - 1FACS1132R

SW 7525

SW 7593

SW 6105

Boral / Cultured Stone

Charcoal Brown Blend

Tree Branch

Rustic Red

Divine White

Drystack LedgeStone - Carmel

Flat Roof Tile

Stucco Body

Accent Areas

Door and Window Trim, Fascia

Masonry Area

Scheme P3



Plan 4 (2631) Elevation 'B' Prairie
Scheme P2

MATERIAL KEY - PRAIRIE STYLE	
301	Flat tile roof
302	Exterior stucco
303	Shaped Foam Trim
304	Exterior stone veneer
305	Metal roll up garage door

Color & Materials Board
Roofing: Boral
Paint: Sherwin Williams
Stone: Boral / Cultured Stone

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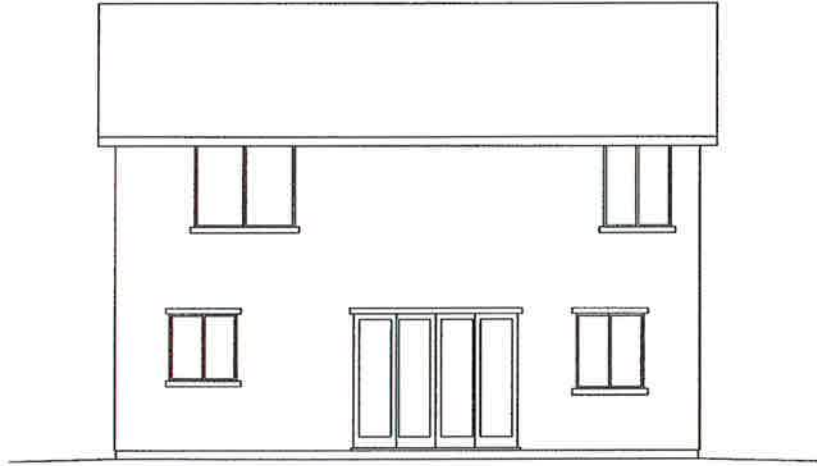
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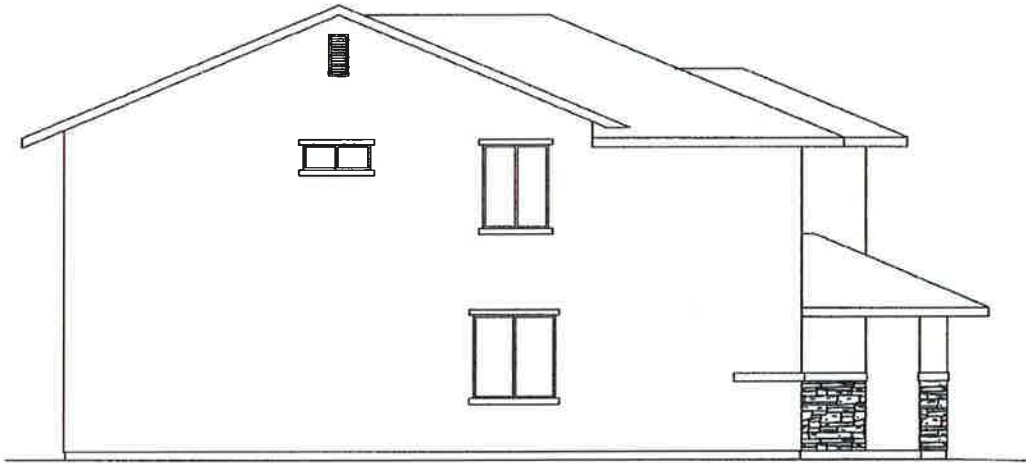
Page 28



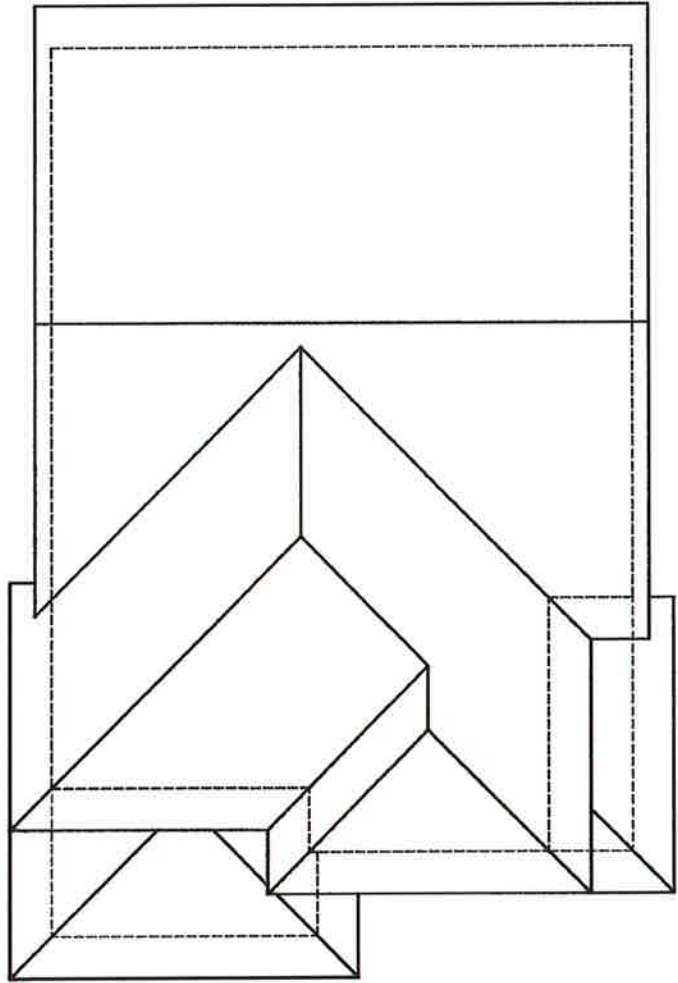
Right Elevation 'B'



Rear Elevation 'B'



Left Elevation 'B'



Roof Plan 'B'

Roof Plans & Elevations
Plan 4 (2631)

Roofing

Stone

Trim

Main Body

Accent

Scheme EC1

LEGEND			
Roofing	Boral - 1FACS3184	Rustic Brown Blend	Flat Roof Tile
Main Body	SW 6141	Softer Tan	Stucco Body
Accent	SW 7083	Darkroom	Accent Areas
Trim	SW 7514	Foothills	Door and Window Trim, Fascia
Stone	Boral / Cultured Stone	Old Country Fieldstone - Tudor	Masonry Area

Roofing

Stone

Trim

Main Body

Accent

Scheme EC2

LEGEND			
Roofing	Boral - 1FACS3184	Rustic Brown Blend	Flat Roof Tile
Main Body	SW 7526	Maison Blanche	Stucco Body
Accent	SW 6083	Sable	Accent Areas
Trim	SW 7008	Alabaster	Door and Window Trim, Fascia
Stone	Boral / Cultured Stone	Old Country Fieldstone - Tudor	Masonry Area

Roofing

Stone

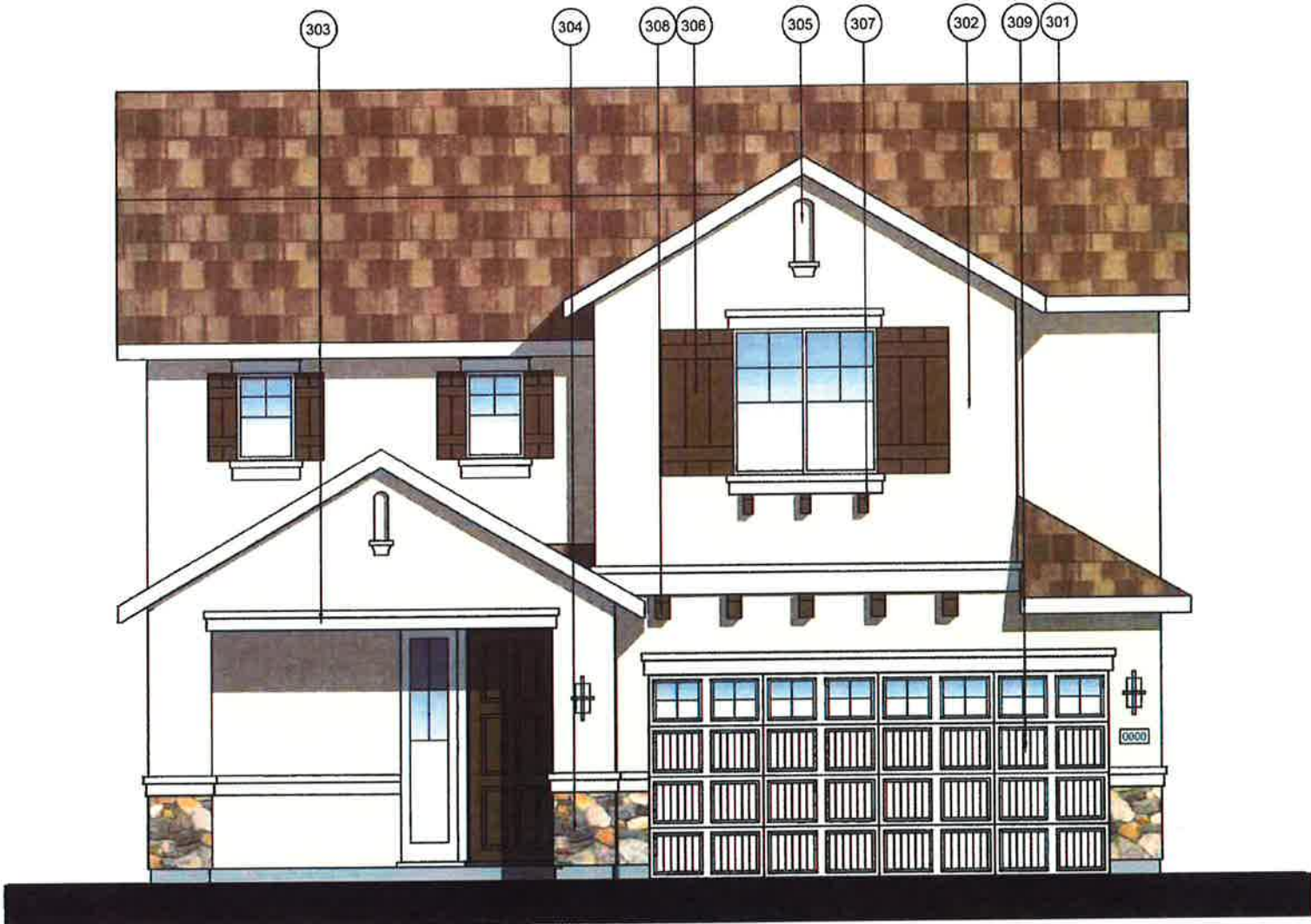
Trim

Main Body

Accent

Scheme EC3

LEGEND			
Roofing	Boral - 1FACS3184	Rustic Brown Blend	Flat Roof Tile
Main Body	SW 6148	Wool Skein	Stucco Body
Accent	SW 6335	Fried Brick	Accent Areas
Trim	SW 6075	Garret Gray	Door and Window Trim, Fascia
Stone	Boral / Cultured Stone	Old Country Fieldstone - Tudor	Masonry Area



Plan 4 (2631) Elevation 'C' European Country Scheme EC2

MATERIAL KEY - MISSION STYLE	
301	Flat tile roof
302	Exterior stucco
303	Shaped Foam Trim
304	Exterior stone veneer
305	2" Stucco recess
306	Prefabricated wood shutters
307	4" x 8" Shaped foam corbles
308	6" x 10" Shaped foam corbles
309	Metal roll up garage door
310	6" x 8" Shaped Foam corbles

Color & Materials Board
Roofing: Boral
Paint: Sherwin Williams
Stone: Boral / Cultured Stone

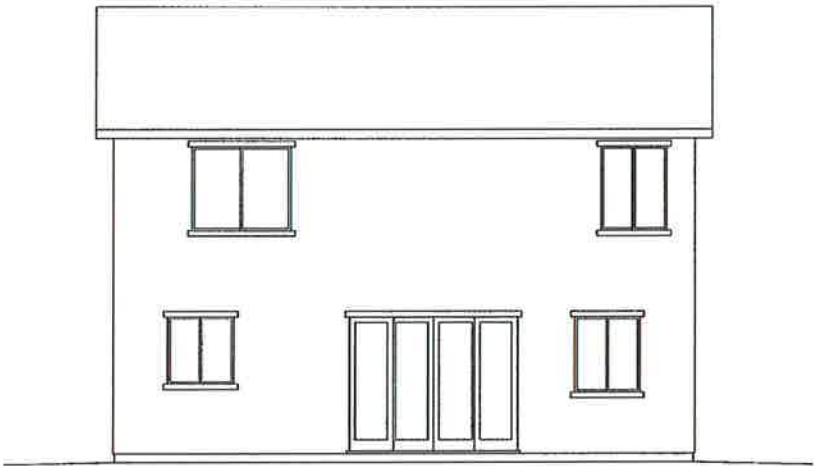
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City Of Rancho Cordova, CA

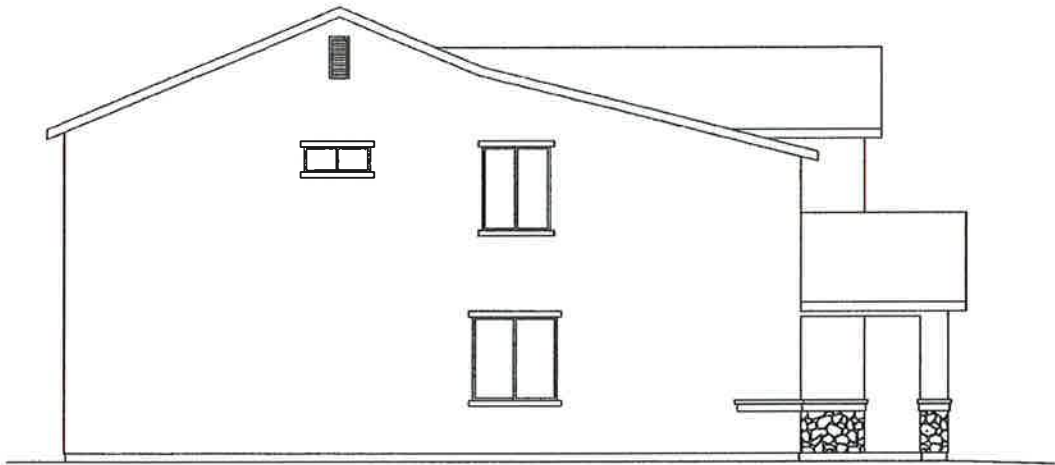
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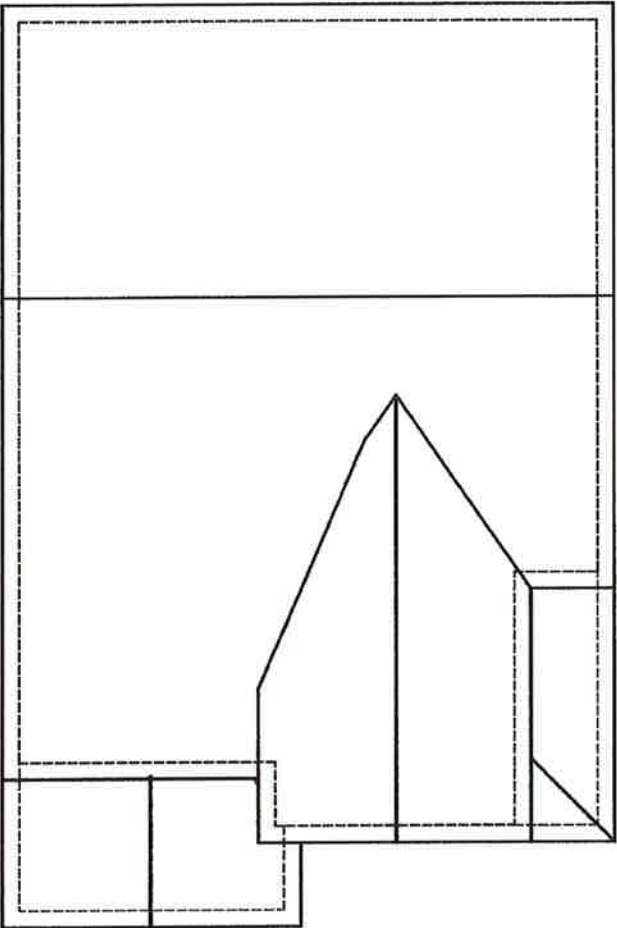
Right Elevation 'C'



Rear Elevation 'C'



Left Elevation 'C'



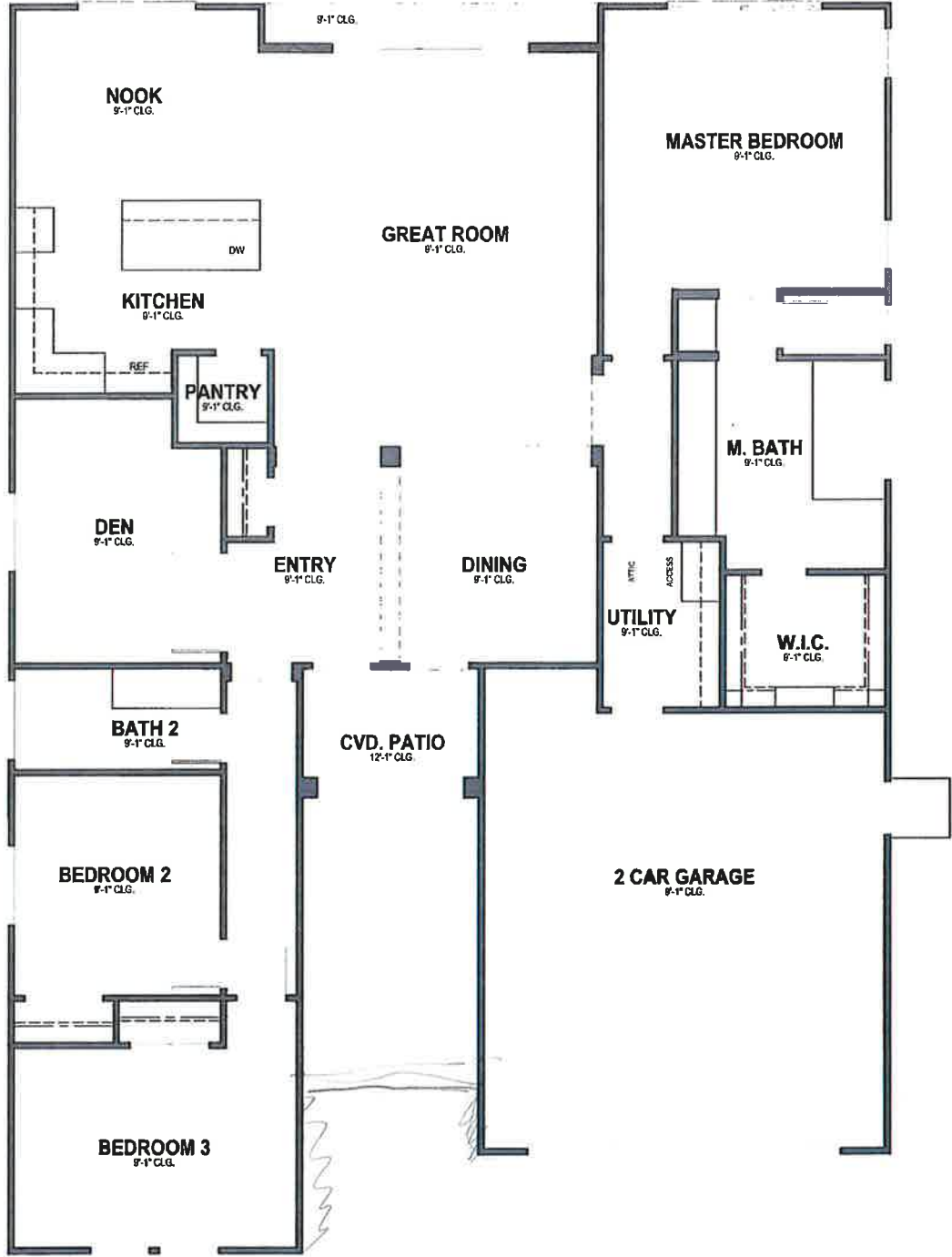
Roof Plan 'C'

Roof Plans & Elevations
Plan 4 (2631)

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Main Level Floor Plan

Floor Plan
Plan 5 - 1,950 SQ. FT.

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Roofing

Trim



Main Body

Accent



LEGEND

Roofing	Boral - 1VICS6169	Casa Grande Blend	Barrel Tile
Main Body	SW 7012	Creamy	Stucco Body
Accent	SW 6103	Tea Chest	Accent Areas
Trim	SW 6116	Tatami Tan	Door and Window Trim, Fascia

Scheme M1

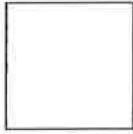
Roofing

Trim



Main Body

Accent



LEGEND

Roofing	Boral - 1VICS6169	Casa Grande Blend	Barrel Tile
Main Body	SW 7571	Casa Blanca	Stucco Body
Accent	SW 6153	Protoege Bronze	Accent Areas
Trim	SW 6062	Rugged Brown	Door and Window Trim, Fascia

Scheme M2

Roofing

Trim



Main Body

Accent



LEGEND

Roofing	Boral - 1VICS6169	Casa Grande Blend	Barrel Tile
Main Body	SW 7690	Townhall Tan	Stucco Body
Accent	SW 2838	Polished Mahogany	Accent Areas
Trim	SW 6006	Black Bean	Door and Window Trim, Fascia

Scheme M3

Roofing

Trim



Main Body

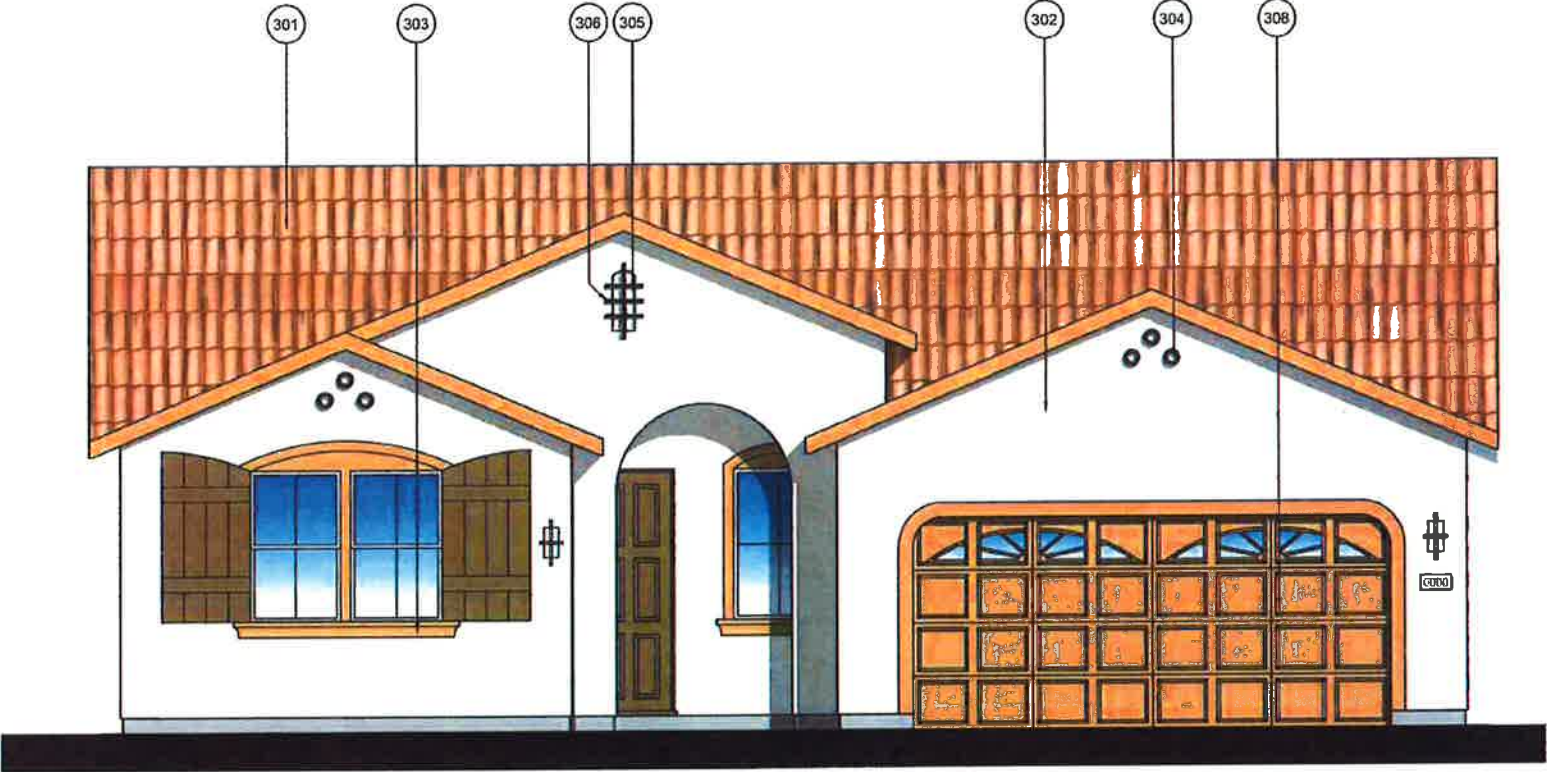
Accent



LEGEND

Roofing	Boral - 1VICS6169	Casa Grande Blend	Barrel Tile
Main Body	SW 2833	Roycroft Vellum	Stucco Body
Accent	SW 2801	Rockwood Dark Red	Accent Areas
Trim	SW 2807	Rockwood Medium Brown	Door and Window Trim, Fascia

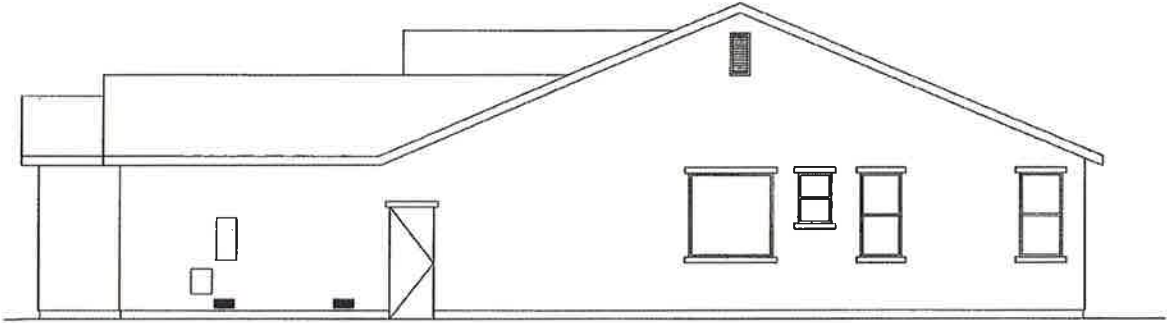
Scheme M4



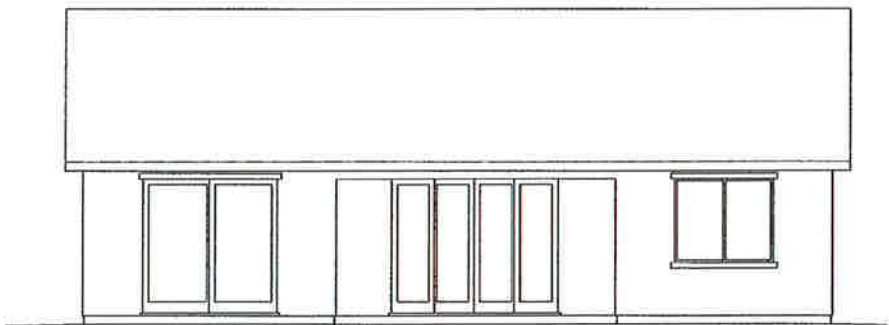
Plan 5 (1950) Elevation 'A' Mission
Scheme M1

MATERIAL KEY - MISSION STYLE	
301	Barrel tile roof
302	Exterior stucco
303	Shaped foam trim
304	6" Diameter clay pipes
305	2" Stucco recess
306	Wrought iron cover of recess
307	12" x 10" Shaped foam corbels
308	Metal roll up garage door

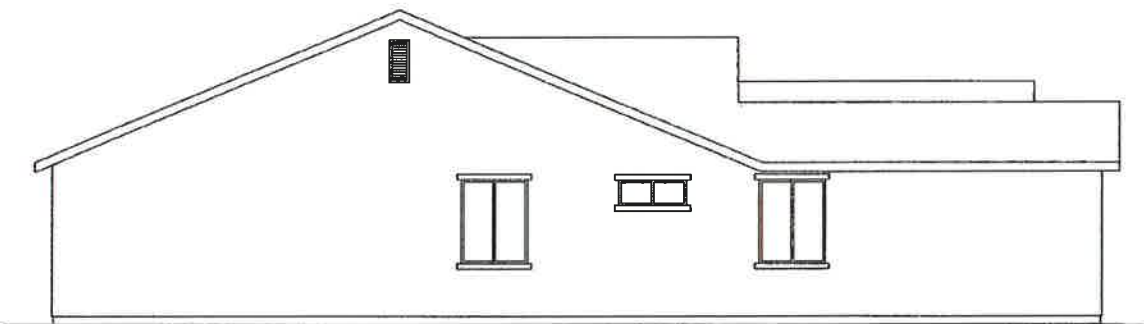
Color & Materials Board
Roofing: Boral
Paint: Sherwin Williams



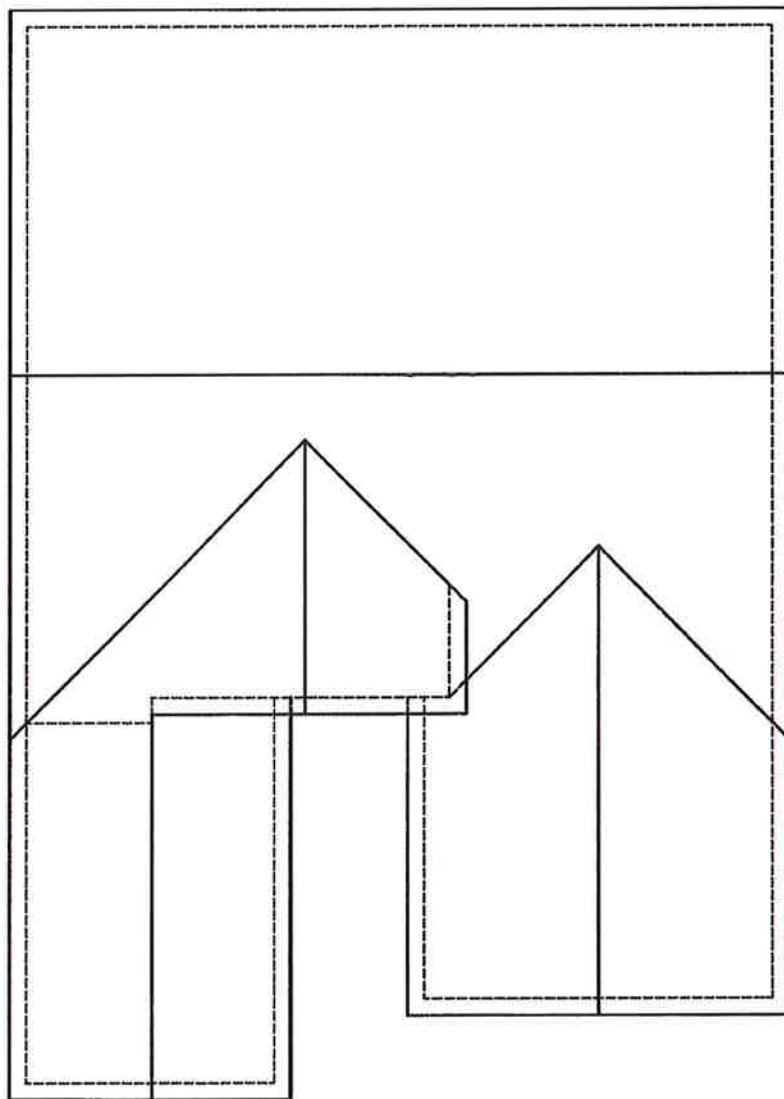
Right Elevation 'A'



Rear Elevation 'A'



Left Elevation 'A'



Roof Plan 'A'

Roof Plans & Elevations
Plan 5 (1950)

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Roofing

Stone

Trim

Main Body

Accent

LEGEND

Roofing

Main Body

Accent

Trim

Stone

Boral - 1FACS1132R

SW 7533

SW 7710

SW 7509

Boral / Cultured Stone

Charcoal Brown Blend

Khaki Shade

Brandy Wire

Tiki Hut

Drystack LedgeStone - Carmel

Flat Roof Tile

Stucco Body

Accent Areas

Door and Window Trim, Fascia

Masonry Area

Scheme P1

Roofing

Stone

Trim

Main Body

Accent

LEGEND

Roofing

Main Body

Accent

Trim

Stone

Boral - 1FACS1132R

SW 7530

SW 7602

SW 7573

Boral / Cultured Stone

Charcoal Brown Blend

Resort Tan

Indigo Batik

Eaglet Beige

Drystack LedgeStone - Carmel

Flat Roof Tile

Stucco Body

Accent Areas

Door and Window Trim, Fascia

Masonry Area

Scheme P2

Roofing

Stone

Trim

Main Body

Accent

LEGEND

Roofing

Main Body

Accent

Trim

Stone

Boral - 1FACS1132R

SW 7525

SW 7593

SW 6105

Boral / Cultured Stone

Charcoal Brown Blend

Tree Branch

Rustic Red

Divine White

Drystack LedgeStone - Carmel

Flat Roof Tile

Stucco Body

Accent Areas

Door and Window Trim, Fascia

Masonry Area

Scheme P3



Plan 5 (1950) Elevation 'B' Prairie
Scheme P1

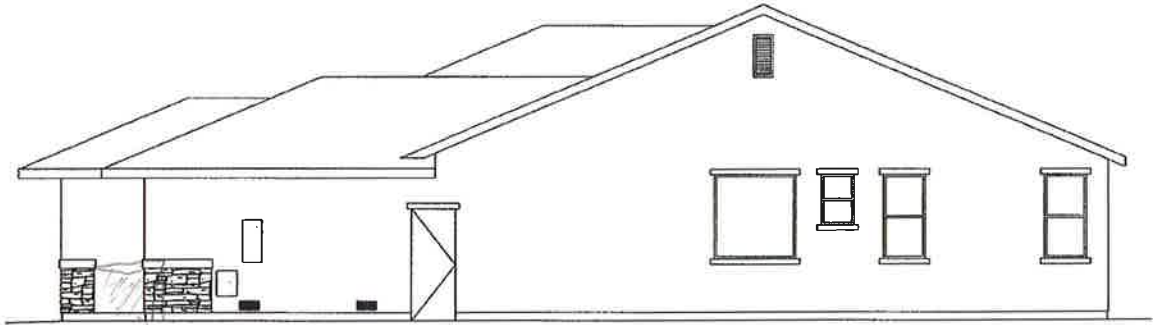
MATERIAL KEY - PRAIRIE STYLE	
301	Flat tile roof
302	Exterior stucco
303	Shaped Foam Trim
304	Exterior stone veneer
305	Metal roll up garage door

Color & Materials Board

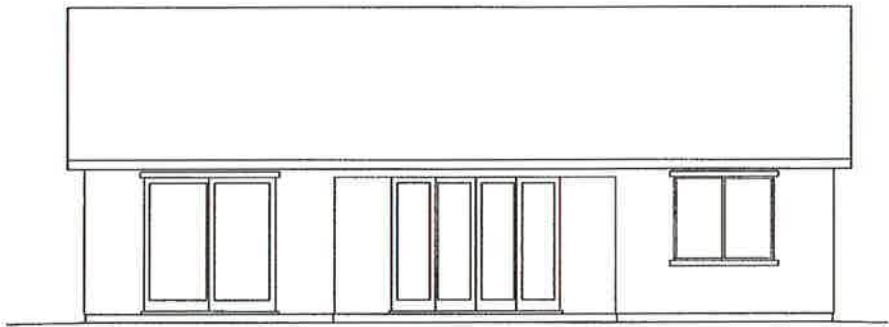
Roofing: Boral

Paint: Sherwin Williams

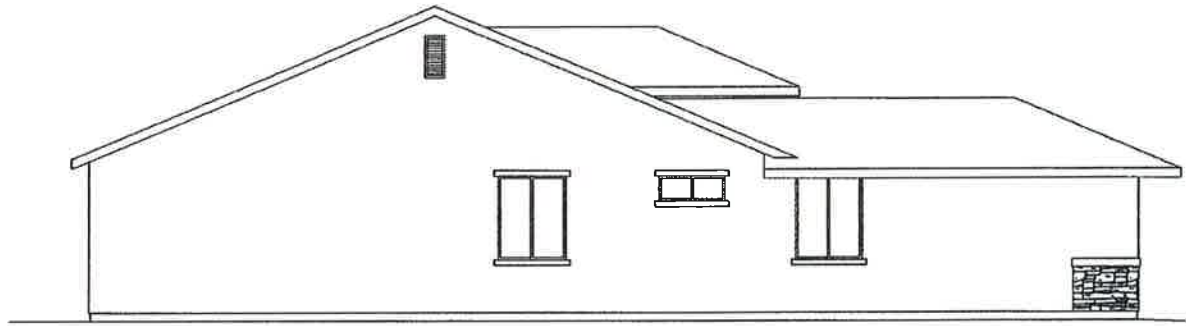
Stone: Boral / Cultured Stone



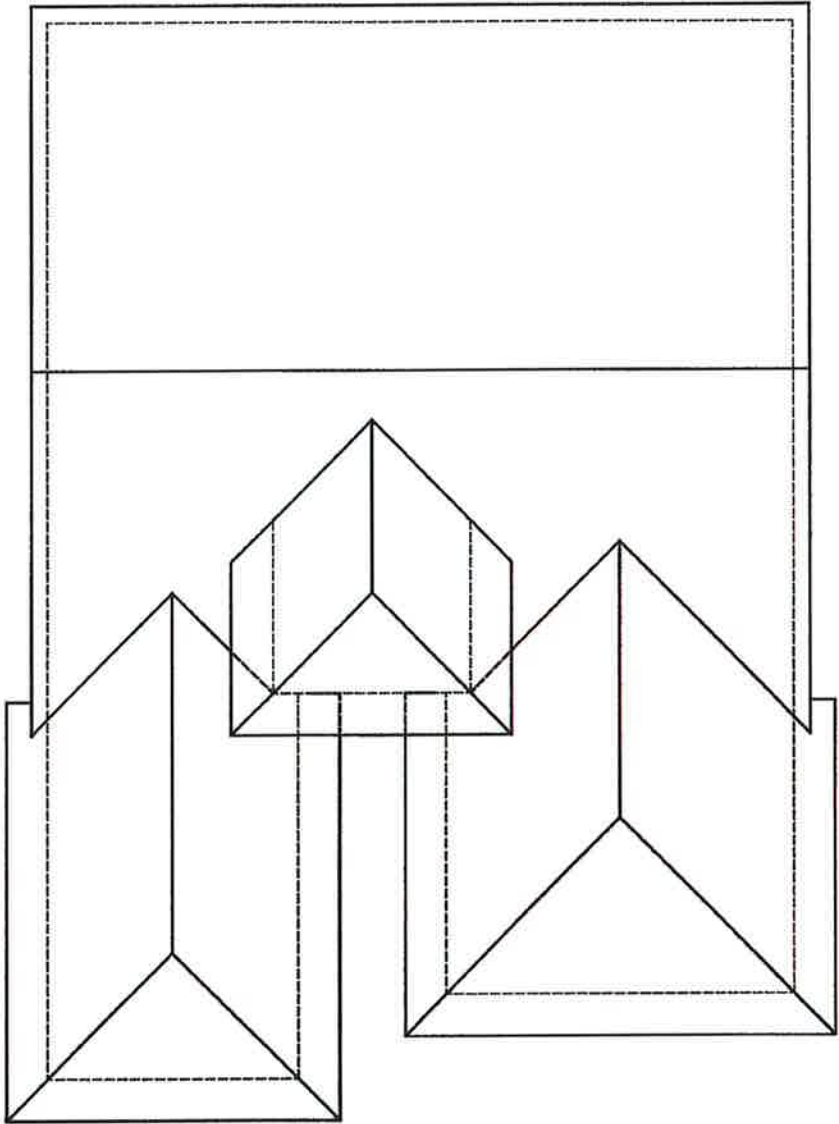
Right Elevation 'B'



Rear Elevation 'B'



Left Elevation 'B'



Roof Plan 'B'

Roof Plans & Elevations
Plan 5 (1950)

Roofing

Stone

Trim

Main Body

Accent

LEGEND

Roofing

Main Body

Accent

Trim

Stone

Boral - 1FACS3184

SW 6141

SW 7083

SW 7514

Boral / Cultured Stone

Rustic Brown Blend

Softer Tan

Darkroom

Foothills

Old Country Fieldstone - Tudor

Flat Roof Tile

Stucco Body

Accent Areas

Door and Window Trim, Fascia

Masonry Area

Roofing

Stone

Trim

Main Body

Accent

LEGEND

Roofing

Main Body

Accent

Trim

Stone

Boral - 1FACS3184

SW 7526

SW 6083

SW 7008

Boral / Cultured Stone

Rustic Brown Blend

Maison Blanche

Sable

Alabaster

Old Country Fieldstone - Tudor

Flat Roof Tile

Stucco Body

Accent Areas

Door and Window Trim, Fascia

Masonry Area

Roofing

Stone

Trim

Main Body

Accent

LEGEND

Roofing

Main Body

Accent

Trim

Stone

Boral - 1FACS3184

SW 6148

SW 6335

SW 6075

Boral / Cultured Stone

Rustic Brown Blend

Wool Skein

Fried Brick

Garret Gray

Old Country Fieldstone - Tudor

Flat Roof Tile

Stucco Body

Accent Areas

Door and Window Trim, Fascia

Masonry Area

Scheme EC1

Scheme EC2

Scheme EC3



Plan 5 (1950) Elevation 'C' European Country Scheme EC1

MATERIAL KEY - MISSION STYLE	
301	Flat tile roof
302	Exterior stucco
303	Shaped Foam Trim
304	Exterior stone veneer
305	2" Stucco recess
306	Prefabricated wood shutters
307	4" x 8" Shaped foam corbels
308	6" x 10" Shaped foam corbels
309	Metal roll up garage door
310	6" x 8" Shaped Foam corbels

Color & Materials Board
Roofing: Boral
Paint: Sherwin Williams
Stone: Boral / Cultured Stone

CHRIS HEINRITZ
ARCHITECTURE

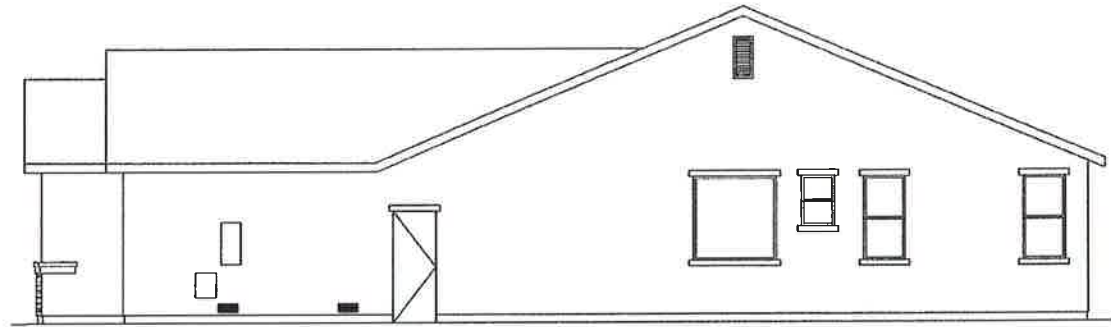
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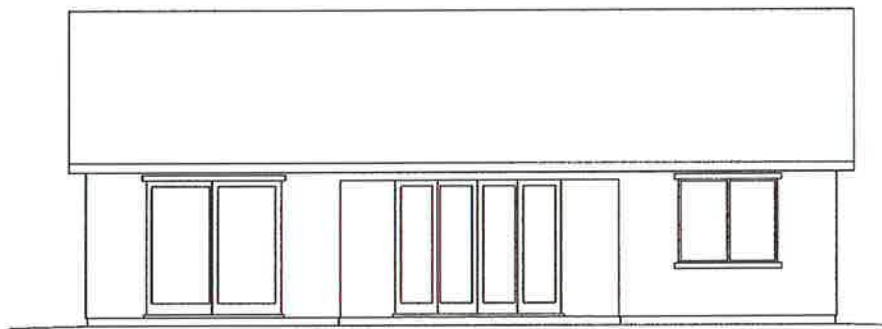
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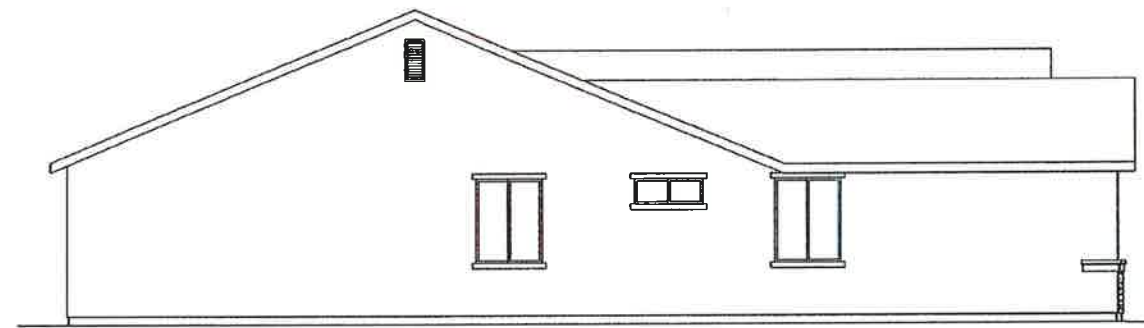
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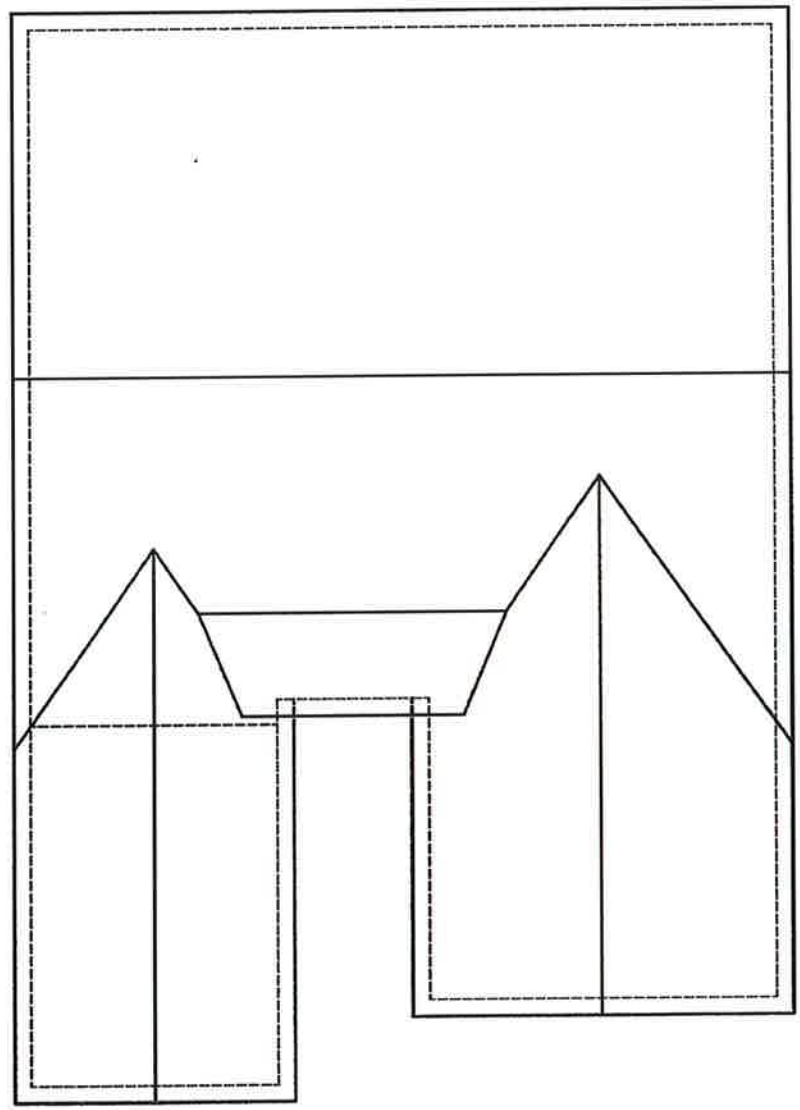
Right Elevation 'C'



Rear Elevation 'C'

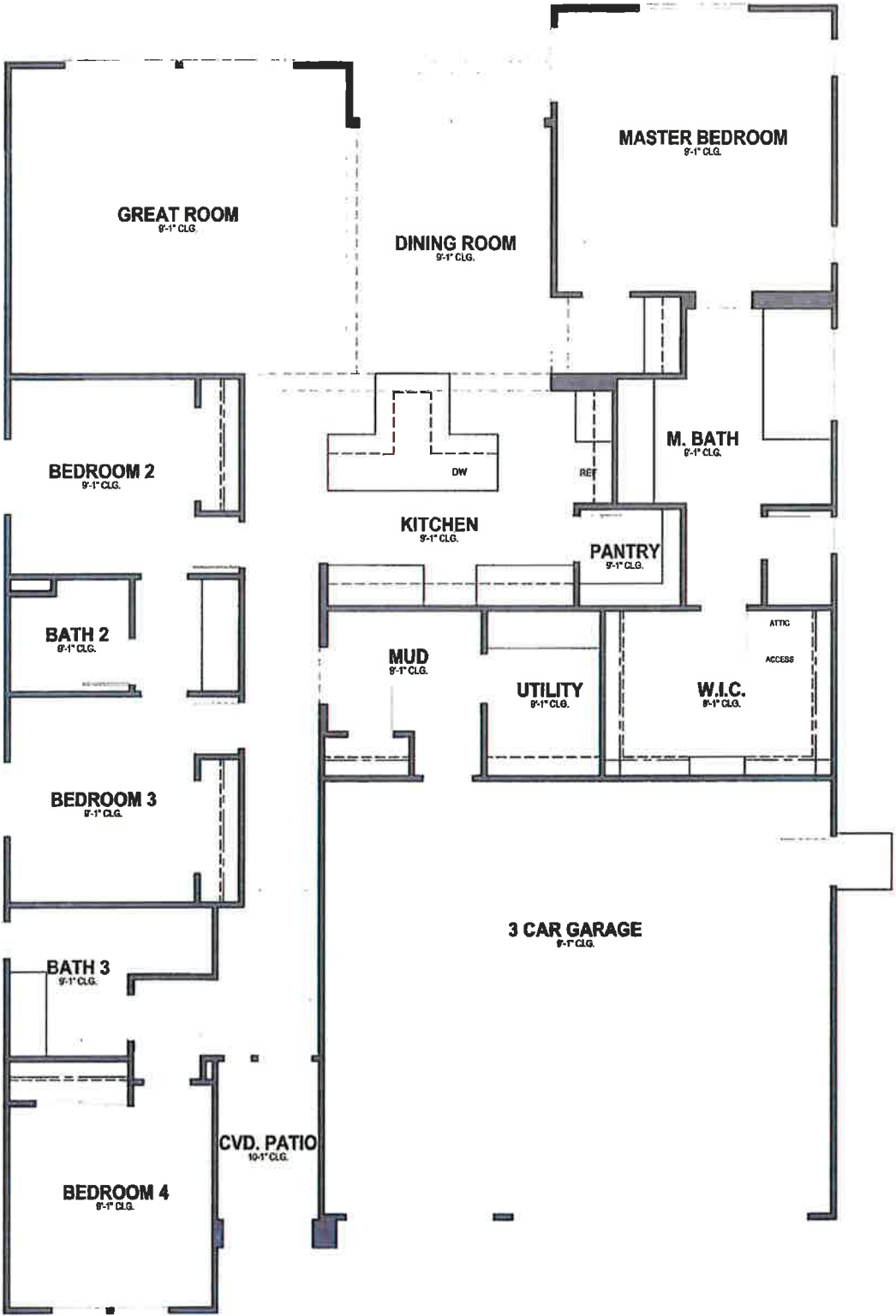


Left Elevation 'C'



Roof Plan 'C'

Roof Plans & Elevations
Plan 5 (1950)



Main Level Floor Plan

Floor Plan
Plan 6 - 2,161 SQ. FT.

Roofing

Trim



Main Body

Accent



LEGEND

Roofing	Boral - 1VICS6169	Casa Grande Blend	Barrel Tile
Main Body	SW 7012	Creamy	Stucco Body
Accent	SW 6103	Tea Chest	Accent Areas
Trim	SW 6116	Tatami Tan	Door and Window Trim, Fascia

Scheme M1

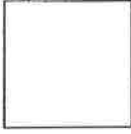
Roofing

Trim



Main Body

Accent



LEGEND

Roofing	Boral - 1VICS6169	Casa Grande Blend	Barrel Tile
Main Body	SW 7571	Casa Blanca	Stucco Body
Accent	SW 6153	Protoege Bronze	Accent Areas
Trim	SW 6062	Rugged Brown	Door and Window Trim, Fascia

Scheme M2

Roofing

Trim



Main Body

Accent



LEGEND

Roofing	Boral - 1VICS6169	Casa Grande Blend	Barrel Tile
Main Body	SW 7690	Townhall Tan	Stucco Body
Accent	SW 2838	Polished Mahogany	Accent Areas
Trim	SW 6006	Black Bean	Door and Window Trim, Fascia

Scheme M3

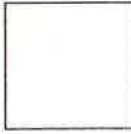
Roofing

Trim



Main Body

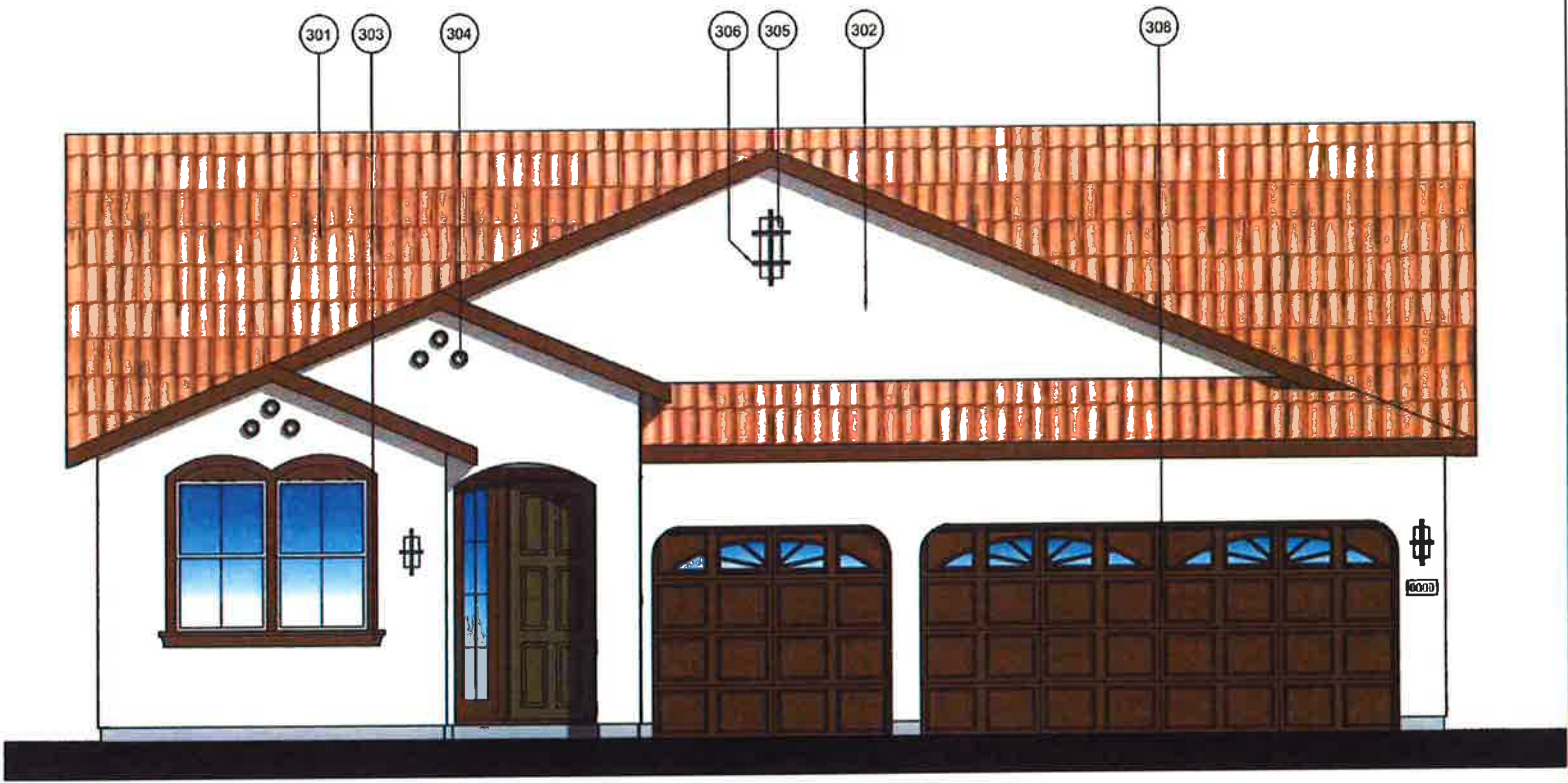
Accent



LEGEND

Roofing	Boral - 1VICS6169	Casa Grande Blend	Barrel Tile
Main Body	SW 2833	Roycroft Vellum	Stucco Body
Accent	SW 2801	Rockwood Dark Red	Accent Areas
Trim	SW 2807	Rockwood Medium Brown	Door and Window Trim, Fascia

Scheme M4



Plan 6 (2161) Elevation 'A' Mission
Scheme M2

MATERIAL KEY - MISSION STYLE	
301	Barrel tile roof
302	Exterior stucco
303	Shaped Foam Trim
304	6" Diameter clay pipes
305	2" Stucco recess
306	Wrought iron cover o/ recess
307	12" x 10" Shaped foam corbles
308	Metal roll up garage door

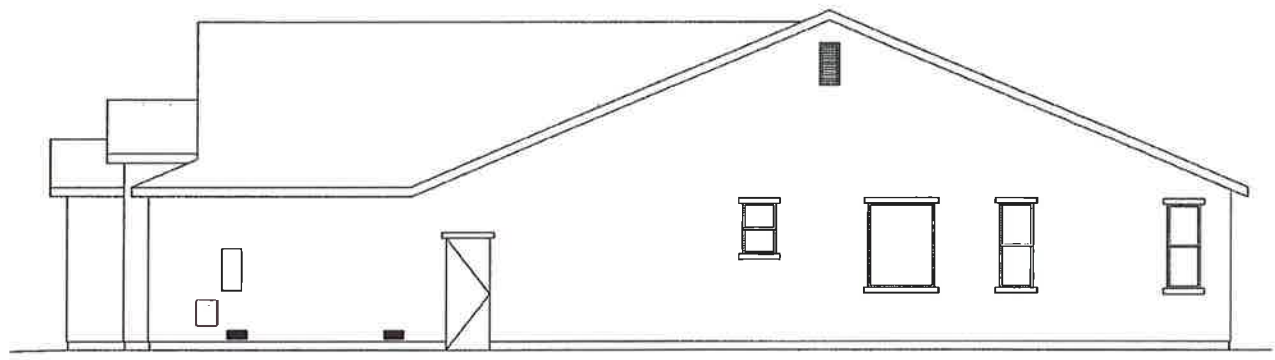
Color & Materials Board
Roofing: Boral
Paint: Sherwin Williams

CHRIS HEINRITZ
ARCHITECTURE

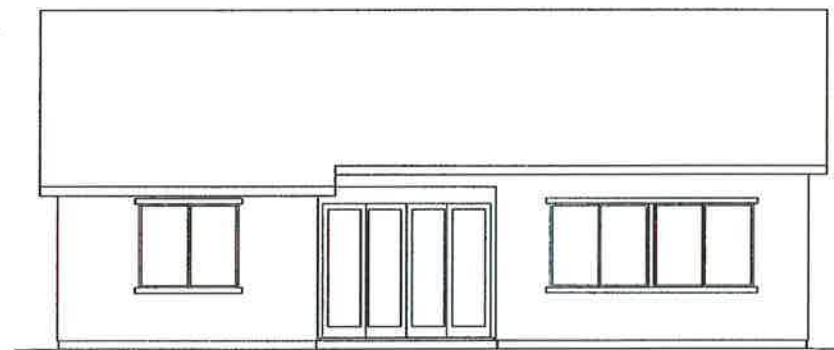
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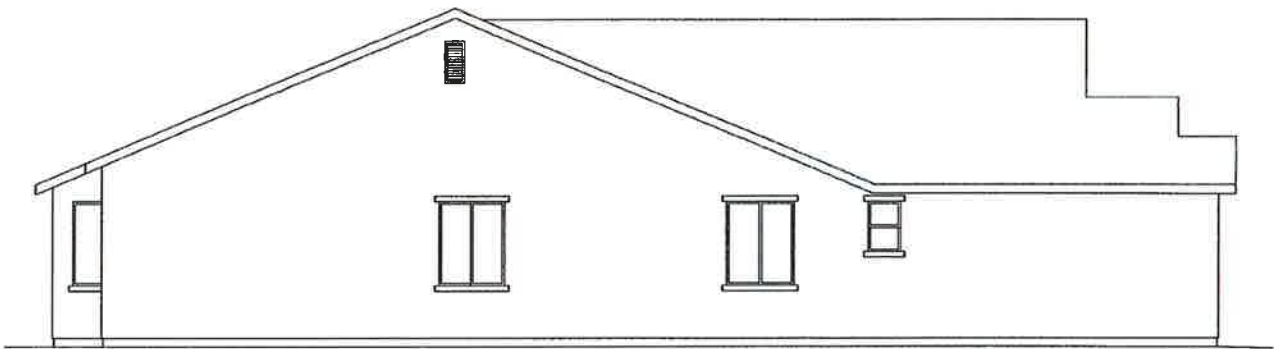
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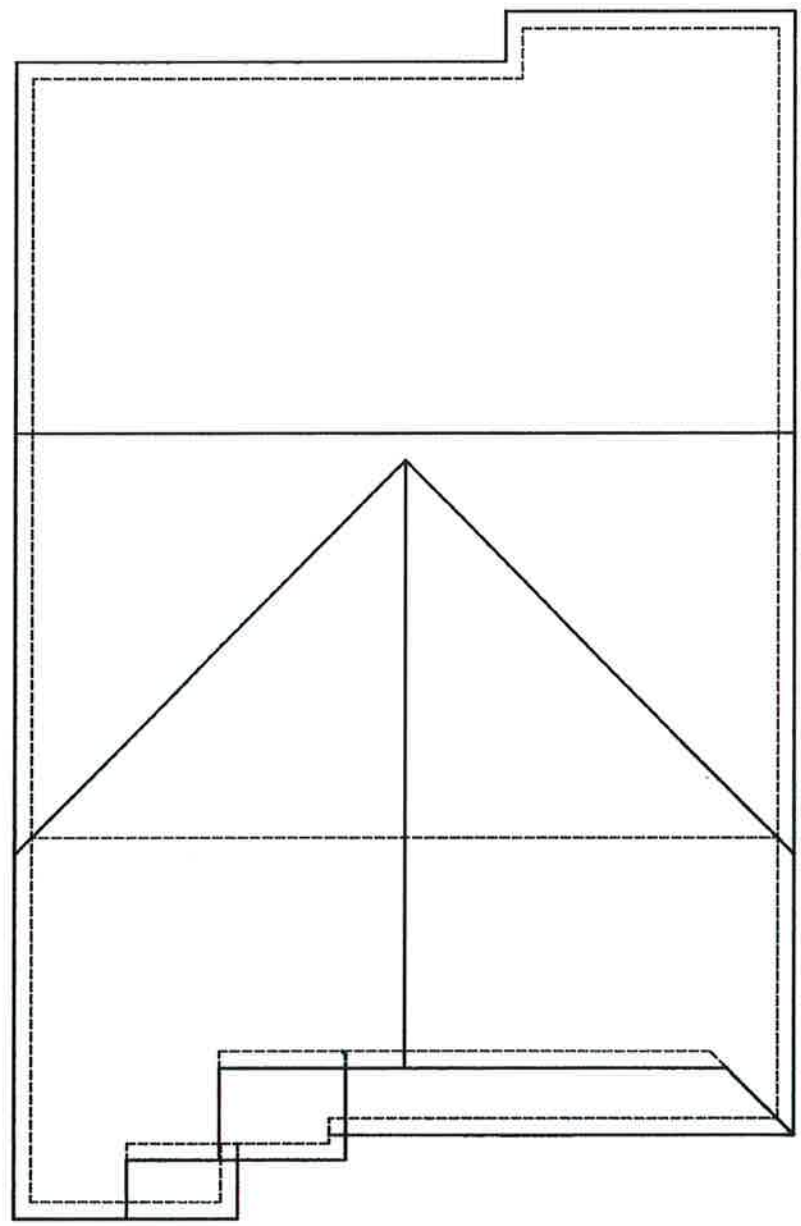
Right Elevation 'A'



Rear Elevation 'A'



Left Elevation 'A'



Roof Plan 'A'

Roof Plans & Elevations
Plan 6 (2161)

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Roofing

Stone

Trim

Main Body

Accent

Scheme P1

Roofing	Boral - 1FACS1132R	Charcoal Brown Blend	Flat Roof Tile
Main Body	SW 7533	Khaki Shade	Stucco Body
Accent	SW 7710	Brandy Wire	Accent Areas
Trim	SW 7509	Tiki Hut	Door and Window Trim, Fascia
Stone	Boral / Cultured Stone	Drystack LedgeStone - Carmel	Masonry Area

Roofing

Stone

Trim

Main Body

Accent

Scheme P2

Roofing	Boral - 1FACS1132R	Charcoal Brown Blend	Flat Roof Tile
Main Body	SW 7550	Resort Tan	Stucco Body
Accent	SW 7602	Indigo Batik	Accent Areas
Trim	SW 7573	Eaglet Beige	Door and Window Trim, Fascia
Stone	Boral / Cultured Stone	Drystack LedgeStone - Carmel	Masonry Area

Roofing

Stone

Trim

Main Body

Accent

Scheme P3

Roofing	Boral - 1FACS1132R	Charcoal Brown Blend	Flat Roof Tile
Main Body	SW 7525	Tree Branch	Stucco Body
Accent	SW 7593	Rustic Red	Accent Areas
Trim	SW 6105	Divine White	Door and Window Trim, Fascia
Stone	Boral / Cultured Stone	Drystack LedgeStone - Carmel	Masonry Area



Plan 6 (2161) Elevation 'B' Prairie
Scheme P2

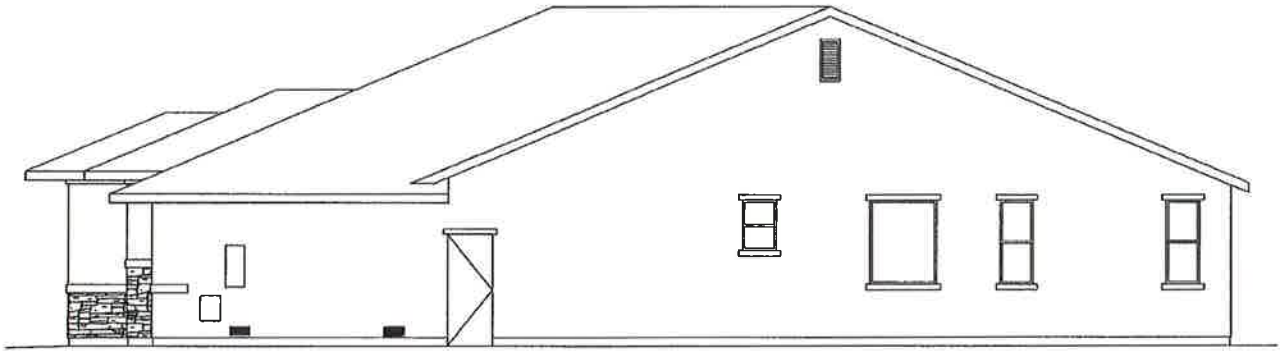
MATERIAL KEY - PRAIRIE STYLE	
301	Flat tile roof
302	Exterior stucco
303	Shaped Foam Trim
304	Exterior stone veneer
305	Metal roll up garage door

Color & Materials Board

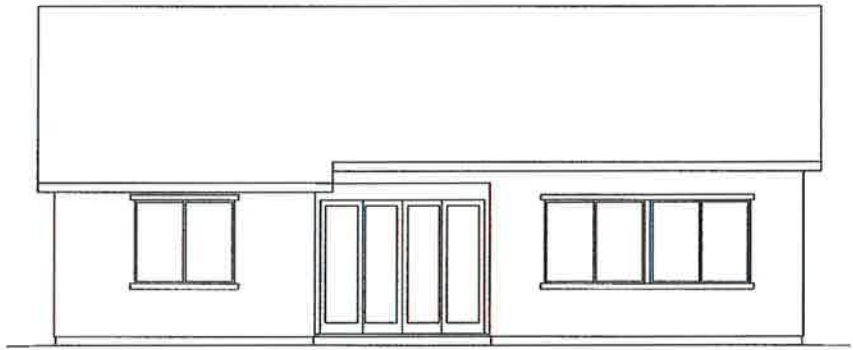
Roofing: Boral

Paint: Sherwin Williams

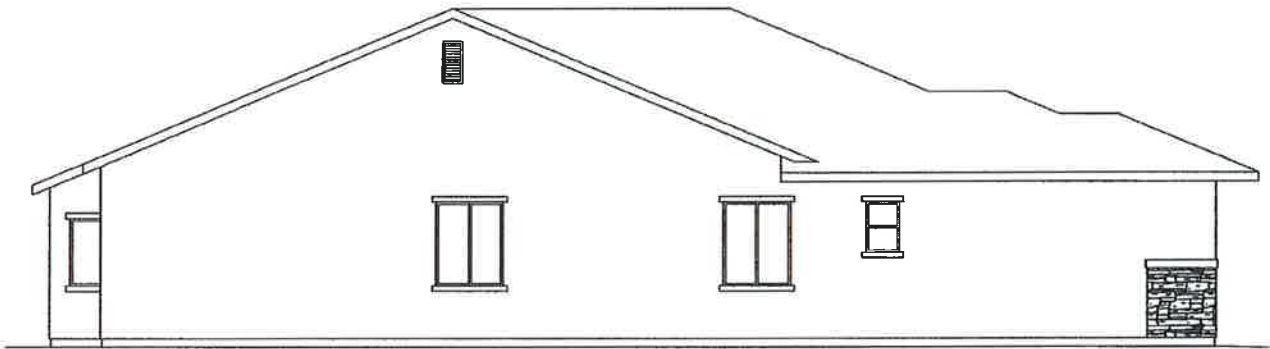
Stone: Boral / Cultured Stone



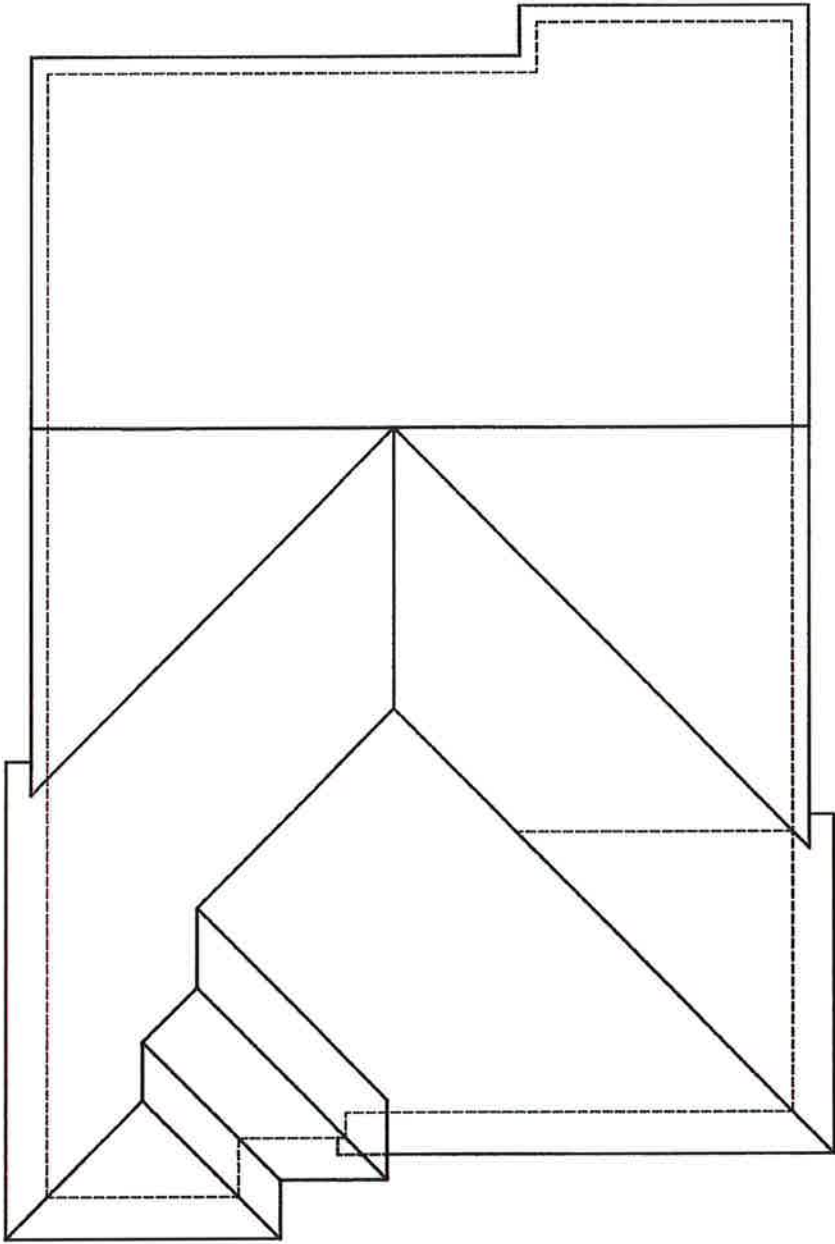
Right Elevation 'B'



Rear Elevation 'B'



Left Elevation 'B'



Roof Plan 'B'

Roof Plans & Elevations
Plan 6 (2161)

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Roofing

Stone

Trim

Main Body

Accent

LEGEND

Roofing

Main Body

Accent

Trim

Stone

Boral - 1FACS3184

SW 6141

SW 7083

SW 7514

Boral / Cultured Stone

Rustic Brown Blend

Softer Tan

Darkroom

Foothills

Old Country Fieldstone - Tudor

Flat Roof Tile

Stucco Body

Accent Areas

Door and Window Trim, Fascia

Masonry Area

Roofing

Stone

Trim

Main Body

Accent

LEGEND

Roofing

Main Body

Accent

Trim

Stone

Boral - 1FACS3184

SW 7526

SW 6083

SW 7008

Boral / Cultured Stone

Rustic Brown Blend

Maison Blanche

Sable

Alabaster

Old Country Fieldstone - Tudor

Flat Roof Tile

Stucco Body

Accent Areas

Door and Window Trim, Fascia

Masonry Area

Roofing

Stone

Trim

Main Body

Accent

LEGEND

Roofing

Main Body

Accent

Trim

Stone

Boral - 1FACS3184

SW 6148

SW 6335

SW 6075

Boral / Cultured Stone

Rustic Brown Blend

Wool Skeln

Fried Brick

Garret Gray

Old Country Fieldstone - Tudor

Flat Roof Tile

Stucco Body

Accent Areas

Door and Window Trim, Fascia

Masonry Area

Scheme EC1

Scheme EC2

Scheme EC3



Plan 6 (2161) Elevation 'C' European Country Scheme EC2

MATERIAL KEY - MISSION STYLE	
301	Flat tile roof
302	Exterior stucco
303	Shaped Foam Trim
304	Exterior stone veneer
305	2" Stucco recess
306	Prefabricated wood shutters
307	4" x 8" Shaped foam corbels
308	6" x 10" Shaped foam corbels
309	Metal roll up garage door
310	6" x 8" Shaped Foam corbels

Color & Materials Board

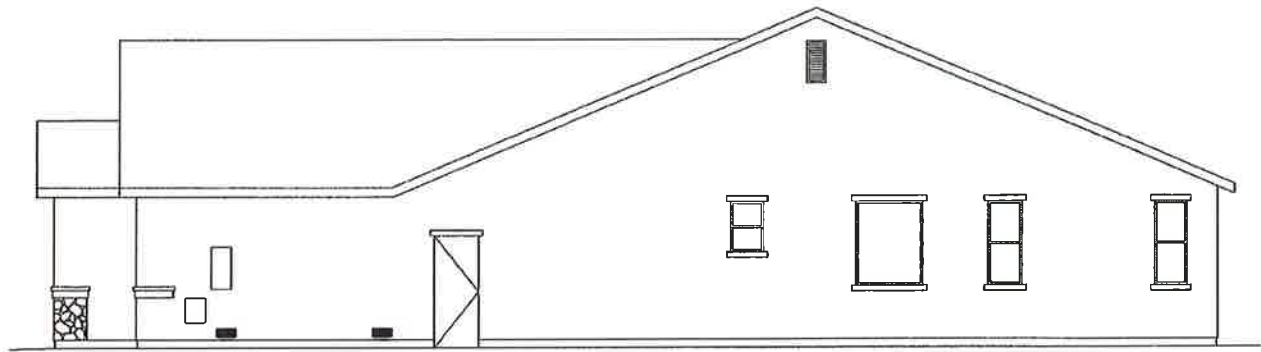
Roofing: Boral
Paint: Sherwin Williams
Stone: Boral / Cultured Stone

CHRIS HEINRITZ
ARCHITECTURE

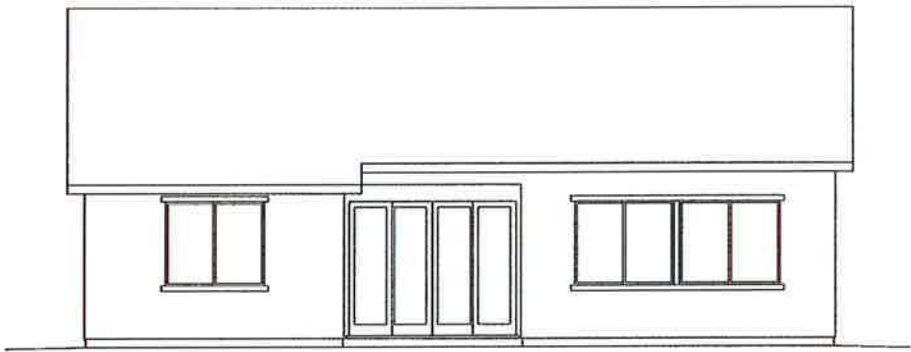
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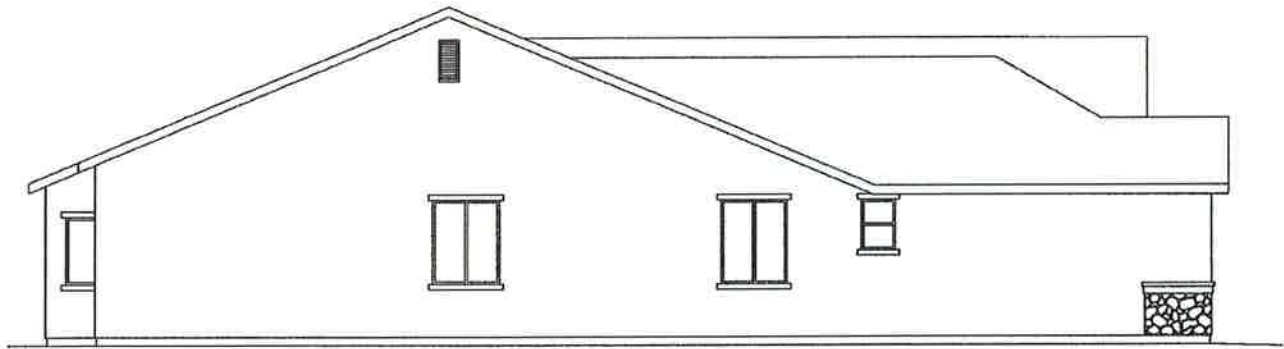
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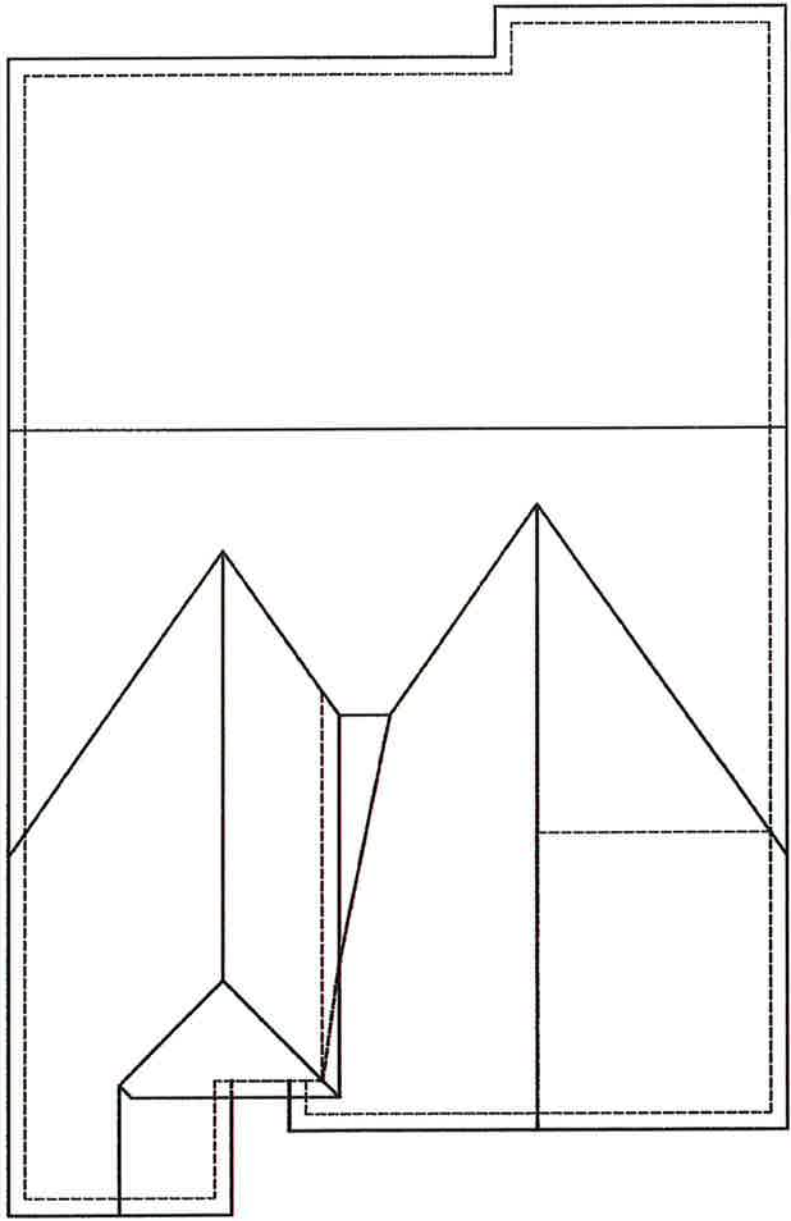
Right Elevation 'C'



Rear Elevation 'C'



Left Elevation 'C'



Roof Plan 'C'

Roof Plans & Elevations
Plan 6 (2161)



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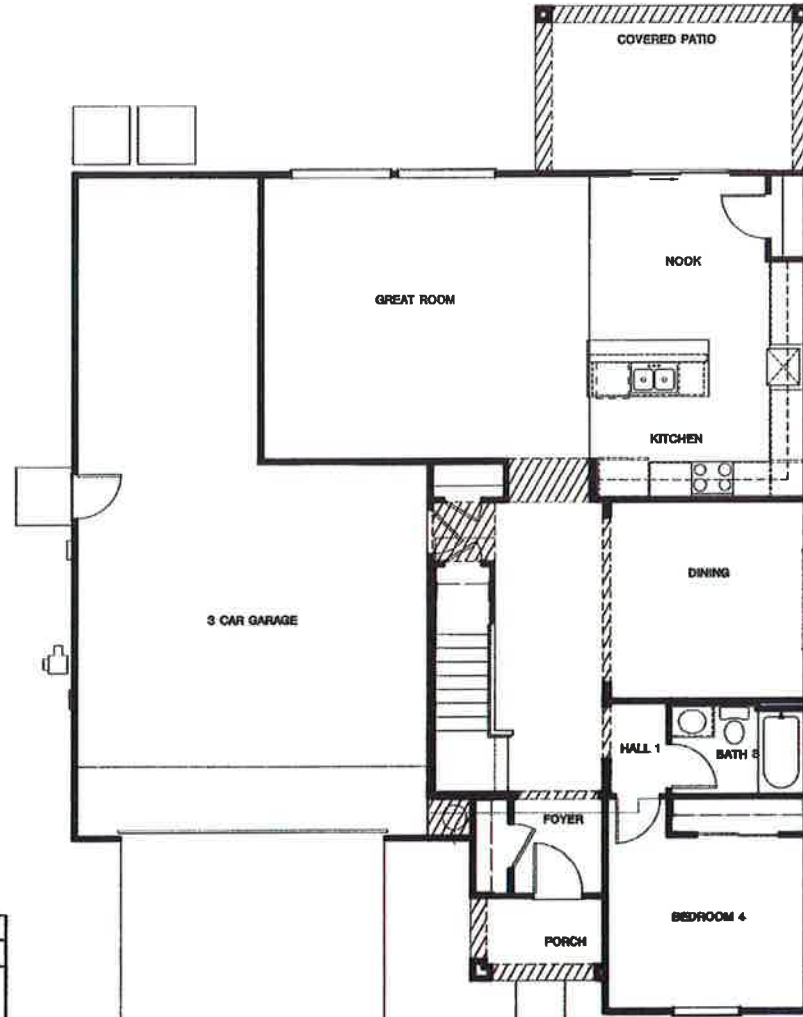
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UPPER FLOOR

AREA CALCULATIONS		
SPACE	AREA	MAX. 150 %
LOBBY		
LOWER FLOOR UNABLE	1880 S.F.	
UPPER FLOOR UNABLE	1487 S.F.	
TOTAL UNABLE	3367 S.F.	2781 S.F.
DEVELOPABLE SPACE		
3 CAR GARAGE	781 S.F.	191 S.F.
COVERED PORCH	49 S.F.	49 S.F.
ALL PATIARNS	49 S.F.	49 S.F.
COVERED PATIO	188 S.F.	188 S.F.
ALL ELEVATIONS	188 S.F.	188 S.F.
UPPER FLOOR ARCHITECTURAL PROJECTS	188 S.F.	188 S.F.
ALL ELEVATIONS	188 S.F.	188 S.F.
TOTAL SQUARE FOOTAGE	3884 S.F.	3884 S.F.
ALL ELEVATIONS	3884 S.F.	3884 S.F.
MAXIMUM SQUARE FOOTAGE	3884 S.F.	3884 S.F.
MAXIMUM FOOTPRINT	3884 S.F.	3884 S.F.
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION USED.		



LOWER FLOOR

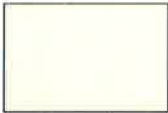
45-7 FLOOR PLAN

2767 S.F.

ROOFING



MAIN BODY



TRIM



ACCENT



LEGEND

SCHEME M1

ROOFING	BORAL 1UADU0074	BERMUDA BLEND	BARREL TILE
MAIN BODY	SW 7012	CREAMY	STUCCO BODY
ACCENT	SW 6103	TEA CHEST	ACCENT AREAS
TRIM	SW 6116	TATAMI TAN	DOOR AND WINDOW TRIM, FASCIA

ROOFING



MAIN BODY



TRIM



ACCENT



LEGEND

SCHEME M2

ROOFING	BORAL 1UADU0074	BERMUDA BLEND	BARREL TILE
MAIN BODY	SW 7012	CREAMY	STUCCO BODY
ACCENT	SW 6153	PROTOEGE BRONZE	ACCENT AREAS
TRIM	SW 6062	RUGGED BROWN	DOOR AND WINDOW TRIM, FASCIA

ROOFING



MAIN BODY



TRIM



ACCENT



LEGEND

SCHEME M3

ROOFING	BORAL 1UADU0074	BERMUDA BLEND	BARREL TILE
MAIN BODY	SW 7012	CREAMY	STUCCO BODY
ACCENT	SW 7692	CUPOLA YELLOW	ACCENT AREAS
TRIM	SW 7705	WHEAT PENNY	DOOR AND WINDOW TRIM, FASCIA

ROOFING



MAIN BODY



TRIM



ACCENT



LEGEND

SCHEME M3

ROOFING	BORAL 1VICS6169	CASA GRANDE BLEND	BARREL TILE
MAIN BODY	SW 2863	ROYCROFT VELLUM	STUCCO BODY
ACCENT	SW 2801	ROCKWOOD DARK RED	ACCENT AREAS
TRIM	SW 2807	ROCKWOOD MEDIUM BROWN	DOOR AND WINDOW TRIM, FASCIA



PLAN 45-7 ELEVATION 'A' - MISSION
SCHEME M3

MATERIAL KEY		MISSION
1		BARREL ROOF TILE
2		SECTIONAL GARAGE DOOR
3		STUCCO FINISH OVER ACCENT TRIM
4		COACH LIGHT
5		DECORATIVE TILE VENT
6		EXTERIOR STUCCO FINISH
7		WOOD FASCIA

COLOR AND MATERIAL BOARD

ROOFING : BORAL
PAINT : SHERWIN WILLIAMS

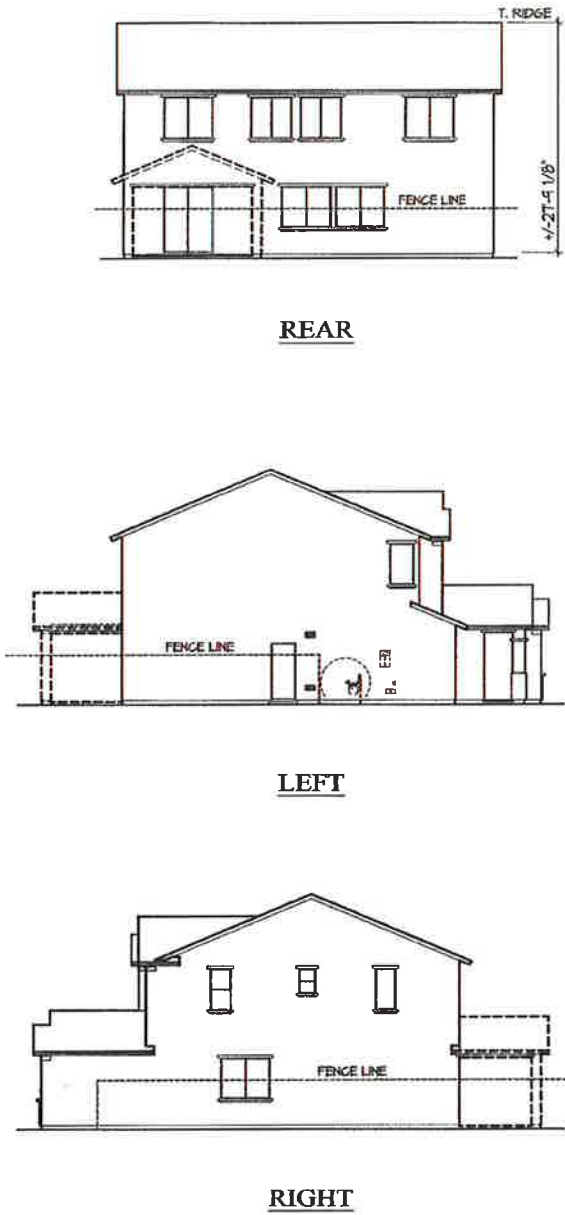


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01/03/2015 14:41:38
01/05/2015 11:01:23

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45-7 ELEVATIONS AND ROOF PLAN

MISSION

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SCOTTSDALE, AZ 85250
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ROOFING



STONE



TRIM



MAIN BODY



ACCENT



LEGEND

SCHEME P1

ROOFING	BORAL 2IAOE1111	CANYON GREY BLEND	FLAT TILE
MAIN BODY	SW 7533	KHAKI SHADE	STUCCO BODY
ACCENT	SW 7710	BRANDY WINE	ACCENT AREAS
TRIM	SW 7509	TIKI HUT	DOOR AND WINDOW TRIM, FASCIA
STONE	BORAL / CULTURED STONE	DRYSTACK LEDGESTONE - CARMEL	

ROOFING



STONE



TRIM



MAIN BODY



ACCENT



LEGEND

SCHEME P2

ROOFING	BORAL 2IAOE1111	CANYON GREY BLEND	FLAT TILE
MAIN BODY	SW 7550	RESORT TAN	STUCCO BODY
ACCENT	SW 7602	INDIGO BATIK	ACCENT AREAS
TRIM	SW 7573	EAGLET BEIGE	DOOR AND WINDOW TRIM, FASCIA
STONE	BORAL / CULTURED STONE	DRYSTACK LEDGESTONE - CARMEL	

ROOFING



STONE



TRIM



MAIN BODY



ACCENT



LEGEND

SCHEME P3

ROOFING	BORAL 2IAOE1111	CANYON GREY BLEND	FLAT TILE
MAIN BODY	SW 7525	TREE BRANCH	STUCCO BODY
ACCENT	SW 7593	RUSTIC RED	ACCENT AREAS
TRIM	SW 6105	DIVINE WHITE	DOOR AND WINDOW TRIM, FASCIA
STONE	BORAL / CULTURED STONE	DRYSTACK LEDGESTONE - CARMEL	



PLAN 45-7 ELEVATION 'B' - PRAIRIE
SCHEME P3

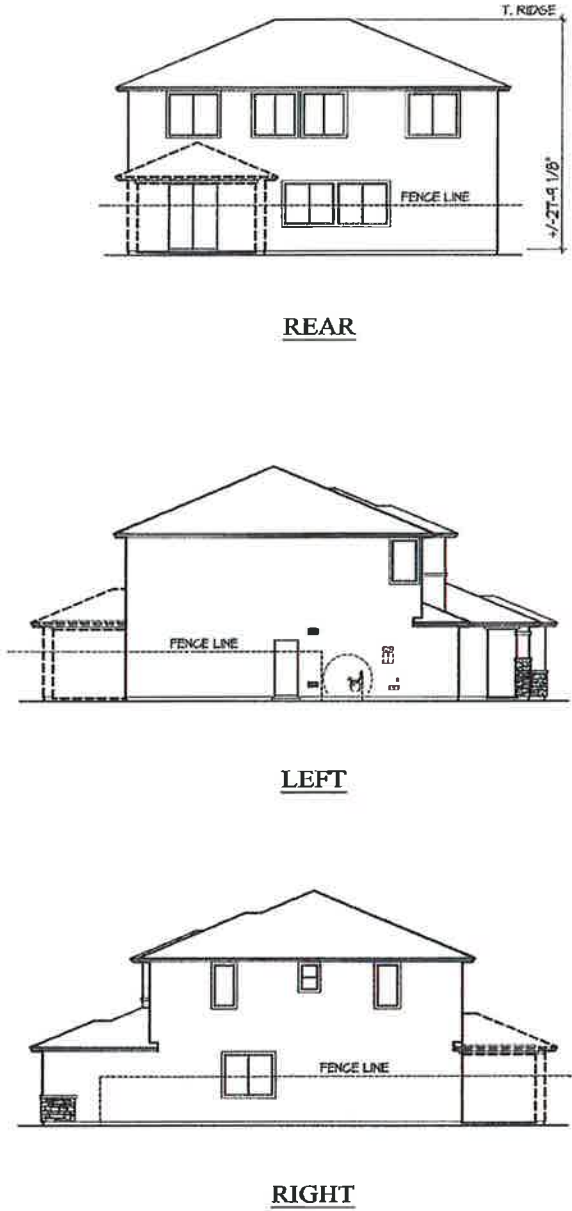
MATERIAL KEY		PRAIRIE
1	FLAT ROOF TILE	
2	SECTIONAL GARAGE DOOR	
3	STUCCO FINISH OVER ACCENT TRIM	
4	COACH LIGHT	
5	ARTIFICIAL STONE FINISH	
6	EXTERIOR STUCCO FINISH	
7	WOOD FASCIA	

COLOR AND MATERIAL BOARD

ROOFING : BORAL
PAINT: SHERWIN WILLIAMS
STONE: BORAL / CULTURED STONE

Revised 07/03/2015 10:0060
Revised 07/03/2015 14:37:42
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Revised 07/03/2015 14:59:51
Revised 07/03/2015 14:41:56

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45-7 ELEVATIONS AND ROOF PLAN

MISSION
PRAIRIE

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ROOFING

TRIM

MAIN BODY

ACCENT

STONE



LEGEND

SCHEME E1

ROOFING	BORAL 2FACS3935	HILLSIDE	FLAT TILE
MAIN BODY	SW 6141	SOFTER TAN	STUCCO BODY
ACCENT	SW 7083	DARKROOM	ACCENT AREAS
TRIM	SW 7514	FOOTHILLS	DOOR AND WINDOW TRIM, FASCIA
STONE	BORAL / CULTURED STONE	OLD COUNTRY FELSDTONE - TUDOR	

ROOFING

TRIM

MAIN BODY

ACCENT

STONE



LEGEND

SCHEME E2

ROOFING	BORAL 2FACS3935	HILLSIDE	FLAT TILE
MAIN BODY	SW 7526	MADISON BLANCHE	STUCCO BODY
ACCENT	SW 6083	SABLE	ACCENT AREAS
TRIM	SW 7008	ALABASTER	DOOR AND WINDOW TRIM, FASCIA
STONE	BORAL / CULTURED STONE	OLD COUNTRY FELSDTONE - TUDOR	

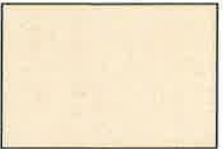
ROOFING

TRIM

MAIN BODY

ACCENT

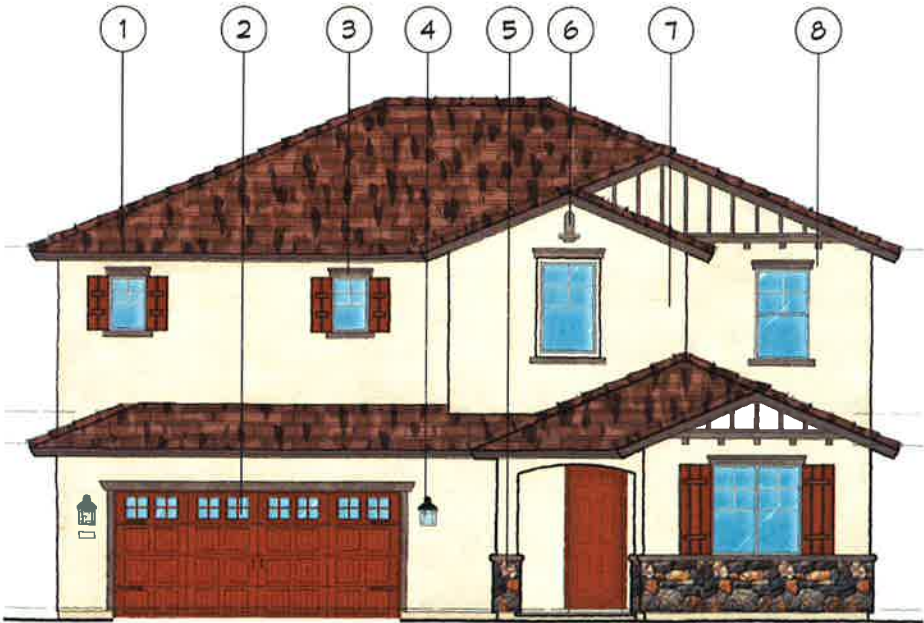
STONE



LEGEND

SCHEME E3

ROOFING	BORAL 2FACS3935	HILLSIDE	FLAT TILE
MAIN BODY	SW 6148	WOOL SKEIN	STUCCO BODY
ACCENT	SW 6335	FRIED BRICK	ACCENT AREAS
TRIM	SW 6075	GARRET GRAY	DOOR AND WINDOW TRIM, FASCIA
STONE	BORAL / CULTURED STONE	OLD COUNTRY FELSDTONE - TUDOR	



PLAN 45-7 ELEVATION 'C' - EUROPEAN COUNTRY SCHEME M3

MATERIAL KEY	EUROPEAN COUNTRY
1	BARREL ROOF TILE
2	SECTIONAL GARAGE DOOR
3	STUCCO FINISH OVER ACCENT TRIM
4	COACH LIGHT
5	ARTIFICIAL STONE FINISH
6	DECORATIVE RECESS
7	EXTERIOR STUCCO FINISH
8	WOOD FASCIA

COLOR AND MATERIAL BOARD

ROOFING : BORAL
PAINT: SHERWIN WILLIAMS
STONE: BORAL / CULTURED STONE

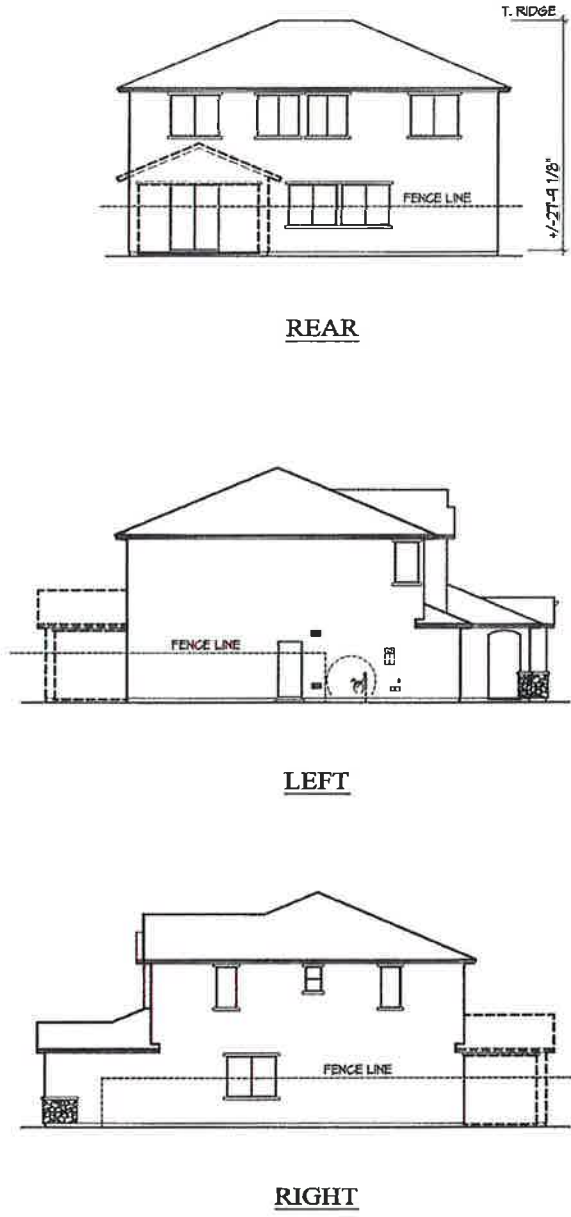

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SUITE #103
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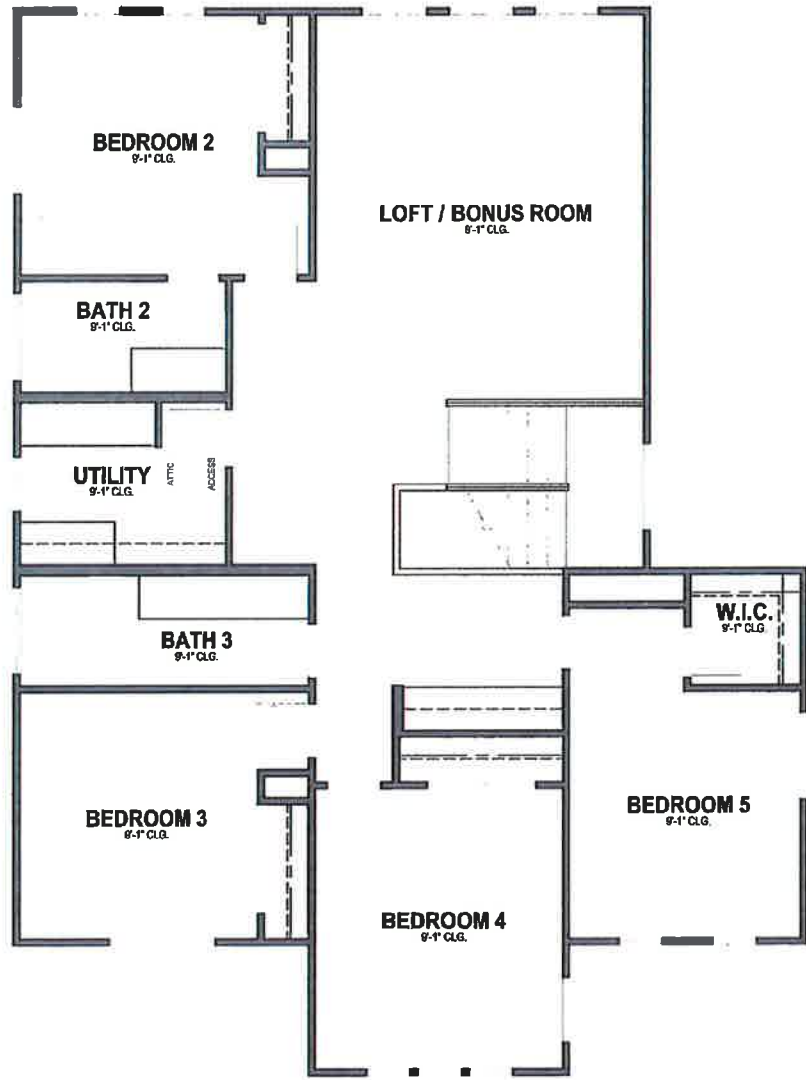
45-7 ELEVATIONS AND ROOF PLAN
EUROPEAN COUNTRY

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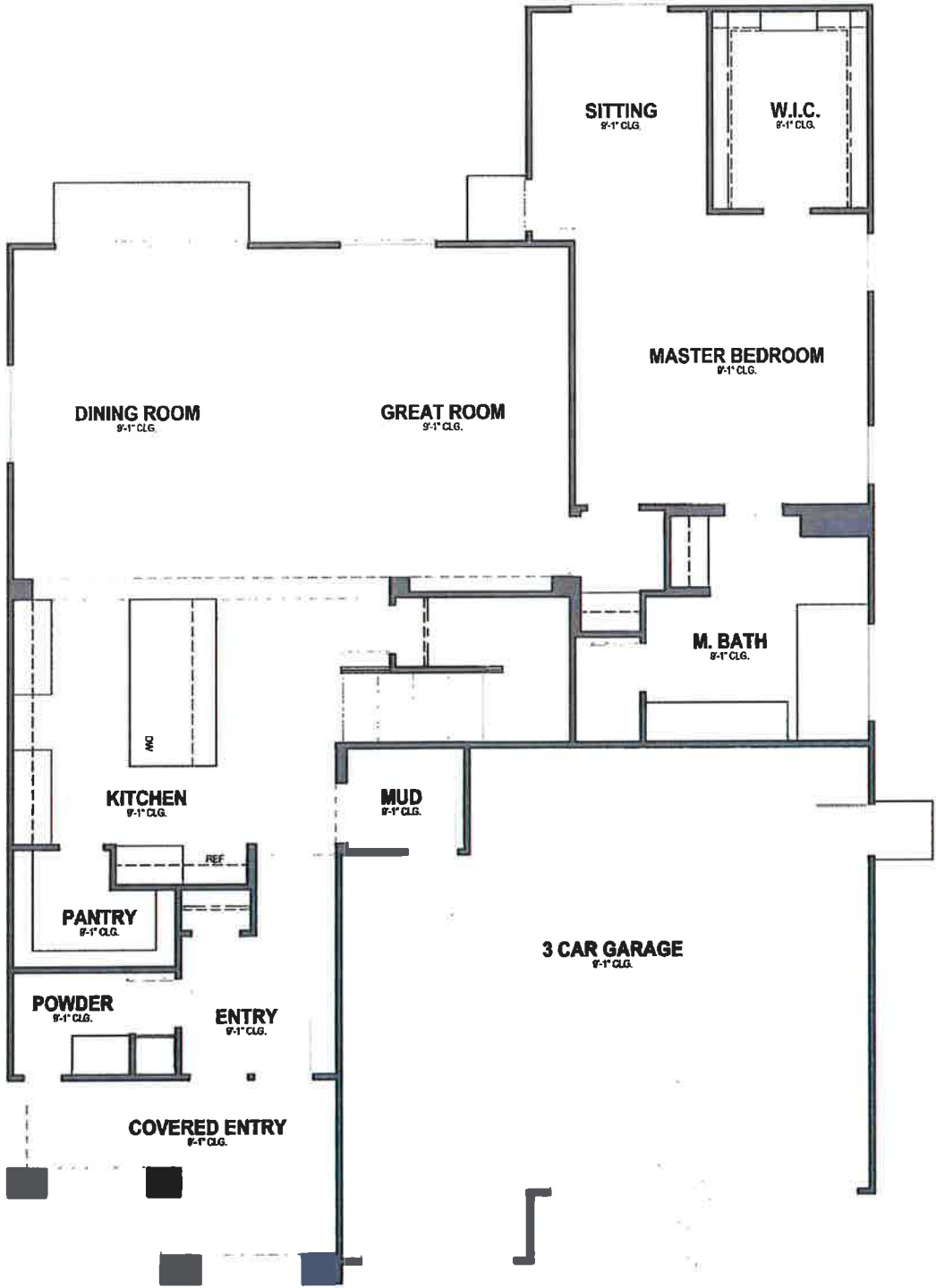
1/7/2015

NORTH DOUGLAS
DESIGN REVIEW HANDBOOK
CITY OF RANCHO CORDOVA, CA

LENNAR



Upper Level Floor Plan



Main Level Floor Plan

Floor Plan
Plan 8 - 3,141 SQ. FT.

LENNAR

Lennar Homes At North Douglas
Design Review Handbook
City Of Rancho Cordova, CA

CHRIS HEINRITZ
ARCHITECTURE

Roofing

Trim



Main Body

Accent



Roofing

Trim



Main Body

Accent



Roofing

Trim



Main Body

Accent



Roofing

Trim



Main Body

Accent



LEGEND

Roofing

Main Body

Accent

Trim

Boral - 1VIC56169

SW 7012

SW 6103

SW 6116

Casa Grande Blend

Creamy

Tea Chest

Tatami Tan

Barrel Tile

Stucco Body

Accent Areas

Door and Window Trim, Fascia

LEGEND

Roofing

Main Body

Accent

Trim

Boral - 1VIC56169

SW 7571

SW 6153

SW 6062

Casa Grande Blend

Casa Blanca

Protoege Bronze

Rugged Brown

Barrel Tile

Stucco Body

Accent Areas

Door and Window Trim, Fascia

LEGEND

Roofing

Main Body

Accent

Trim

Boral - 1VIC56169

SW 7690

SW 2838

SW 6006

Casa Grande Blend

Townhall Tan

Polished Mahogany

Black Bean

Barrel Tile

Stucco Body

Accent Areas

Door and Window Trim, Fascia

LEGEND

Roofing

Main Body

Accent

Trim

Boral - 1VIC56169

SW 2839

SW 2801

SW 2807

Casa Grande Blend

Roycroft Vellum

Rockwood Dark Red

Rockwood Medium Brown

Barrel Tile

Stucco Body

Accent Areas

Door and Window Trim, Fascia

Scheme M1

Scheme M2

Scheme M3

Scheme M4



Plan 8 (3,141) Elevation 'A' Mission
Scheme M3

MATERIAL KEY - MISSION STYLE	
301	Barrel tile roof
302	Exterior stucco
303	Shaped Foam Trim
304	6" Diameter clay pipes
305	2" Stucco recess
306	Wrought iron cover o/ recess
307	12" x 10" Shaped foam corbles
308	Metal roll up garage door

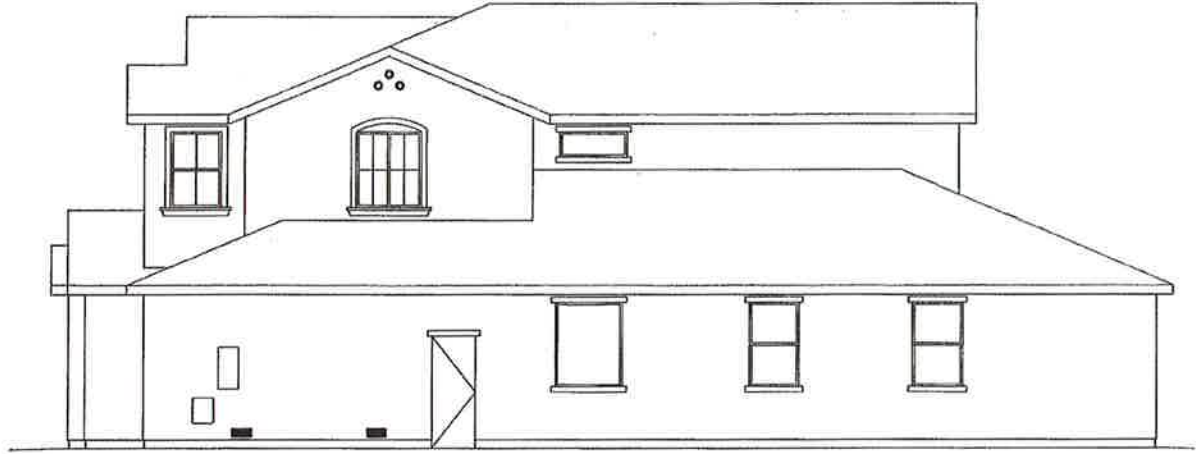
Color & Materials Board
Roofing: Boral
Paint: Sherwin Williams

CHRIS HEINRITZ
ARCHITECTURE

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Design Review Handbook
City Of Rancho Cordova, CA

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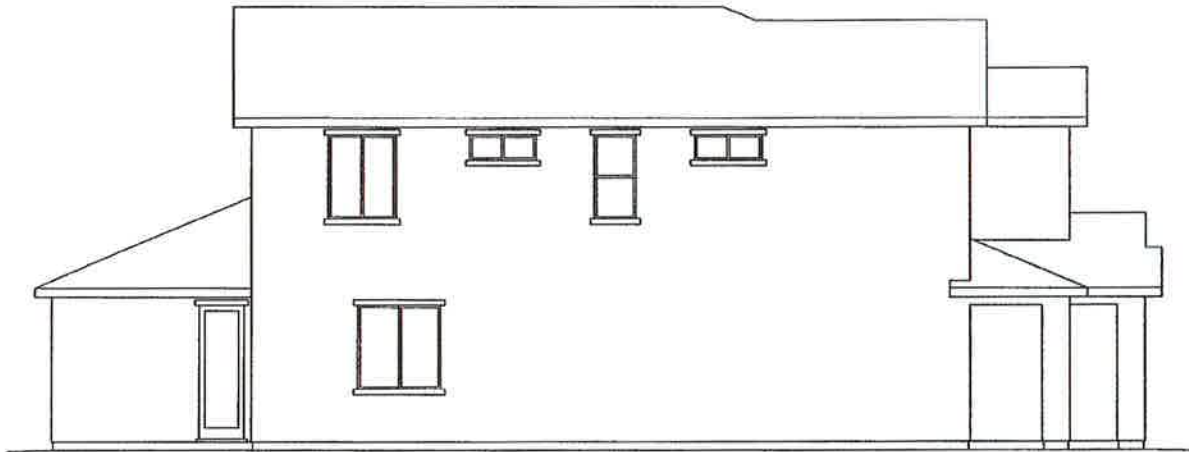
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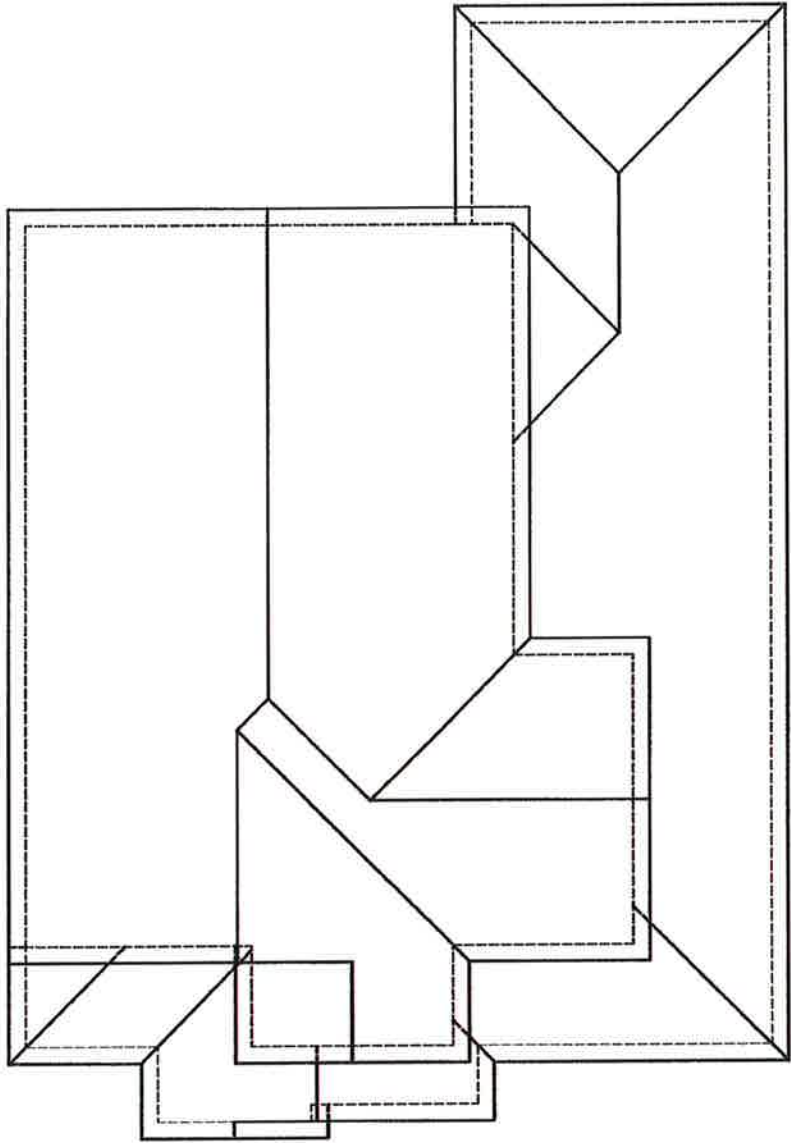
Right Elevation 'A'



Rear Elevation 'A'



Left Elevation 'A'



Roof Plan 'A'

Roof Plans & Elevations
Plan 8 (3,141)

Roofing

Stone

Trim

Main Body

Accent

Scheme P1

LEGEND

Roofing	Boral - 1FACS1132R	Charcoal Brown Blend	Flat Roof Tile
Main Body	SW 7533	Khaki Shade	Stucco Body
Accent	SW 7710	Brandy Wire	Accent Areas
Trim	SW 7509	Tiki Hut	Door and Window Trim, Fascia
Stone	Boral / Cultured Stone	Drystack LedgeStone - Carmel	Masonry Area

Roofing

Stone

Trim

Main Body

Accent

Scheme P2

LEGEND

Roofing	Boral - 1FACS1132R	Charcoal Brown Blend	Flat Roof Tile
Main Body	SW 7550	Resort Tan	Stucco Body
Accent	SW 7602	Indigo Batik	Accent Areas
Trim	SW 7573	Eaglet Beige	Door and Window Trim, Fascia
Stone	Boral / Cultured Stone	Drystack LedgeStone - Carmel	Masonry Area

Roofing

Stone

Trim

Main Body

Accent

Scheme P3

LEGEND

Roofing	Boral - 1FACS1132R	Charcoal Brown Blend	Flat Roof Tile
Main Body	SW 7525	Tree Branch	Stucco Body
Accent	SW 7593	Rustic Red	Accent Areas
Trim	SW 6105	Divine White	Door and Window Trim, Fascia
Stone	Boral / Cultured Stone	Drystack LedgeStone - Carmel	Masonry Area



Plan 8 (3,141) Elevation 'B' Prairie
Scheme P2

MATERIAL KEY - PRAIRIE STYLE	
301	Flat tile roof
302	Exterior stucco
303	Shaped Foam Trim
304	Exterior stone veneer
305	Metal roll up garage door

Color & Materials Board

Roofing: Boral

Paint: Sherwin Williams

Stone: Boral / Cultured Stone

CHRIS HEINRITZ
ARCHITECTURE

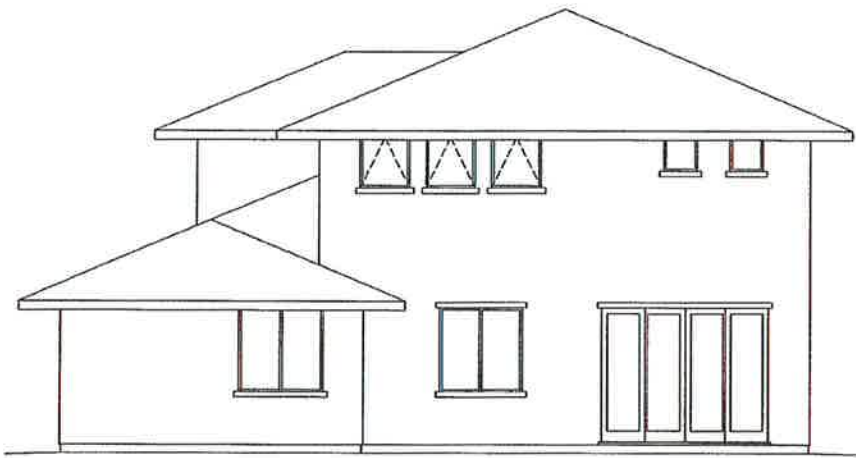
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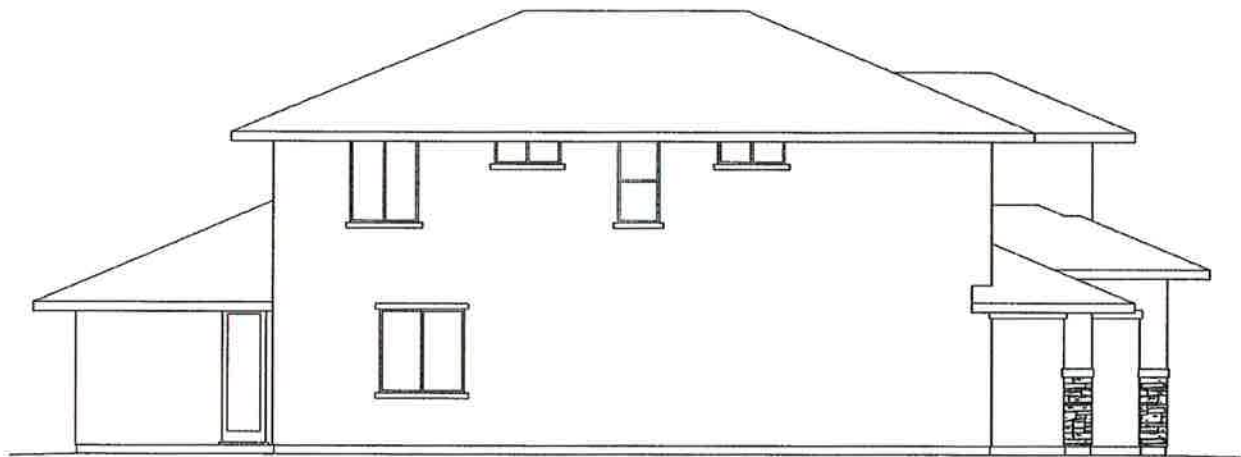
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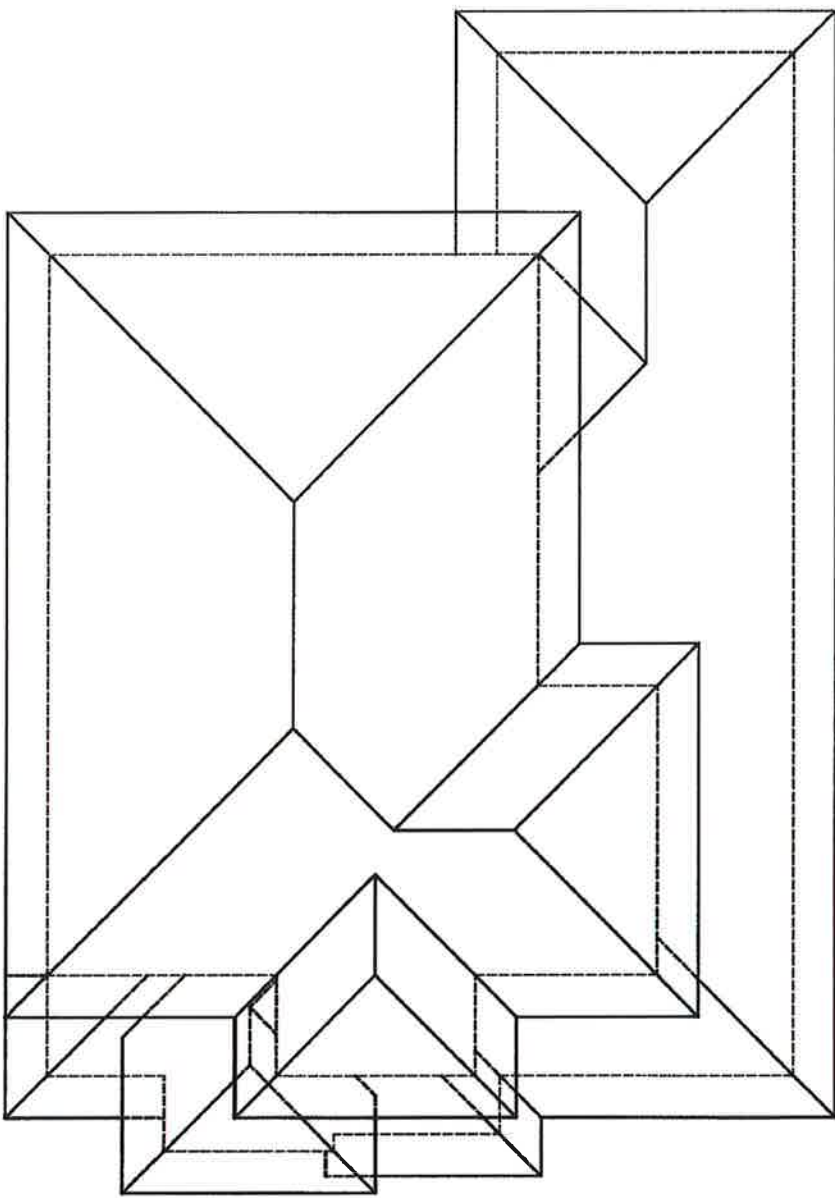
Right Elevation 'B'



Rear Elevation 'B'



Left Elevation 'B'



Roof Plan 'B'

Roof Plans & Elevations
Plan 8 (3,141)

Roofing

Stone

Trim

Main Body

Accent

LEGEND			
Roofing	Boral - 1FACS3184	Rustic Brown Blend	Flat Roof Tile
Main Body	SW 6141	Softer Tan	Stucco Body
Accent	SW 7083	Darkroom	Accent Areas
Trim	SW 7514	Foothills	Door and Window Trim, Fascia
Stone	Boral / Cultured Stone	Old Country Fieldstone - Tudor	Masonry Area

Scheme EC1

Roofing

Stone

Trim

Main Body

Accent

LEGEND			
Roofing	Boral - 1FACS3184	Rustic Brown Blend	Flat Roof Tile
Main Body	SW 7526	Maison Blanche	Stucco Body
Accent	SW 6083	Sable	Accent Areas
Trim	SW 7008	Alabaster	Door and Window Trim, Fascia
Stone	Boral / Cultured Stone	Old Country Fieldstone - Tudor	Masonry Area

Scheme EC2

Roofing

Stone

Trim

Main Body

Accent

LEGEND			
Roofing	Boral - 1FACS3184	Rustic Brown Blend	Flat Roof Tile
Main Body	SW 6148	Wolf Skein	Stucco Body
Accent	SW 6335	Fried Brick	Accent Areas
Trim	SW 6075	Garret Gray	Door and Window Trim, Fascia
Stone	Boral / Cultured Stone	Old Country Fieldstone - Tudor	Masonry Area

Scheme EC3



Plan 8 (3,141) Elevation 'C' European Country Scheme EC2

MATERIAL KEY - MISSION STYLE	
301	Flat tile roof
302	Exterior stucco
303	Shaped Foam Trim
304	Exterior stone veneer
305	2" Stucco recess
306	Prefabricated wood shutters
307	4" x 8" Shaped foam corbels
308	6" x 10" Shaped foam corbels
309	Metal roll up garage door
310	6" x 8" Shaped Foam corbels

Color & Materials Board

Roofing: Boral

Paint: Sherwin Williams

Stone: Boral / Cultured Stone

CHRIS HEINRITZ
ARCHITECTURE

Lennar Homes At North Douglas
Design Review Handbook
City Of Rancho Cordova, CA

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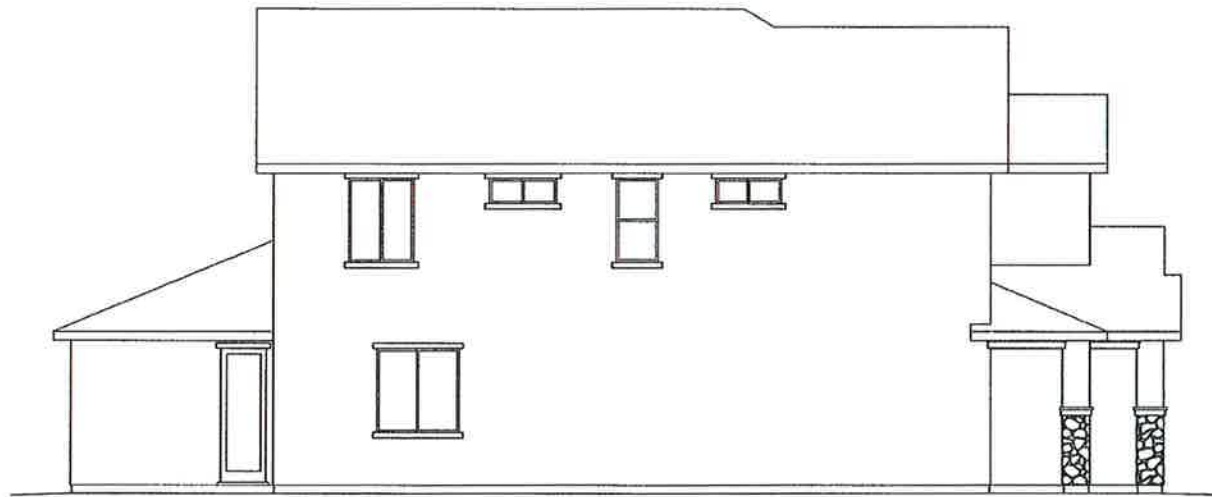
Page 58



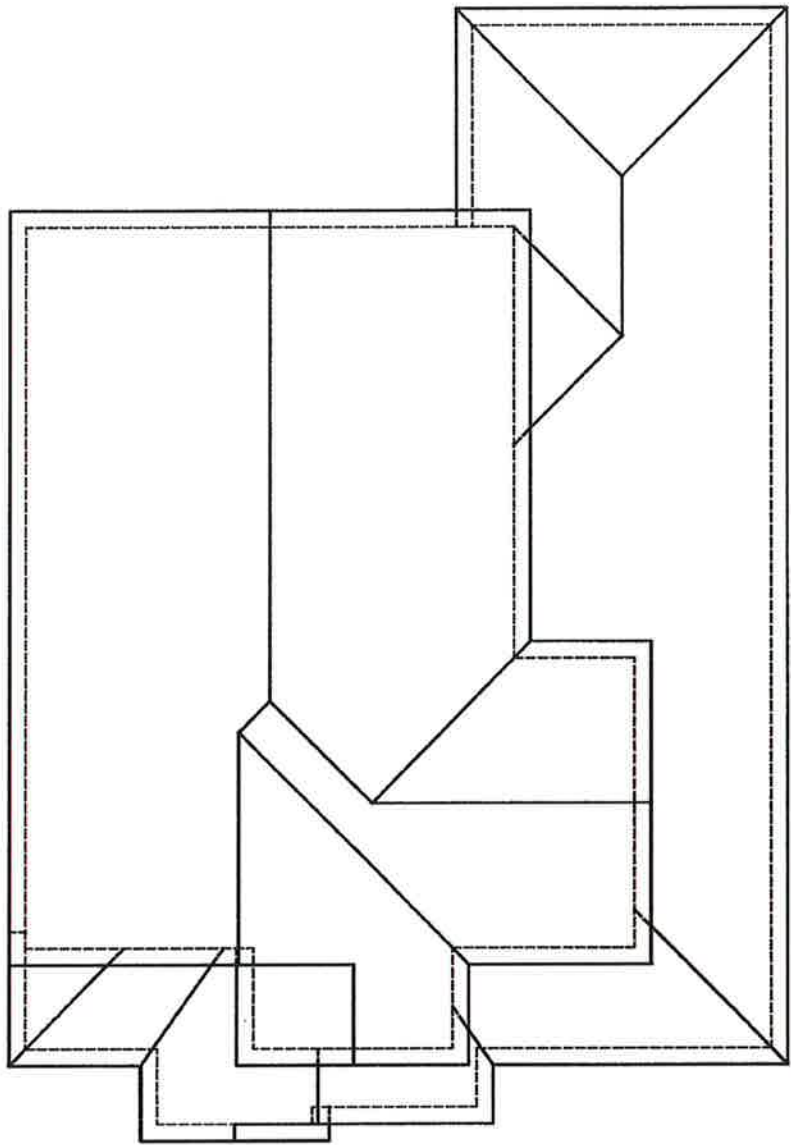
Right Elevation 'C'



Rear Elevation 'C'



Left Elevation 'C'



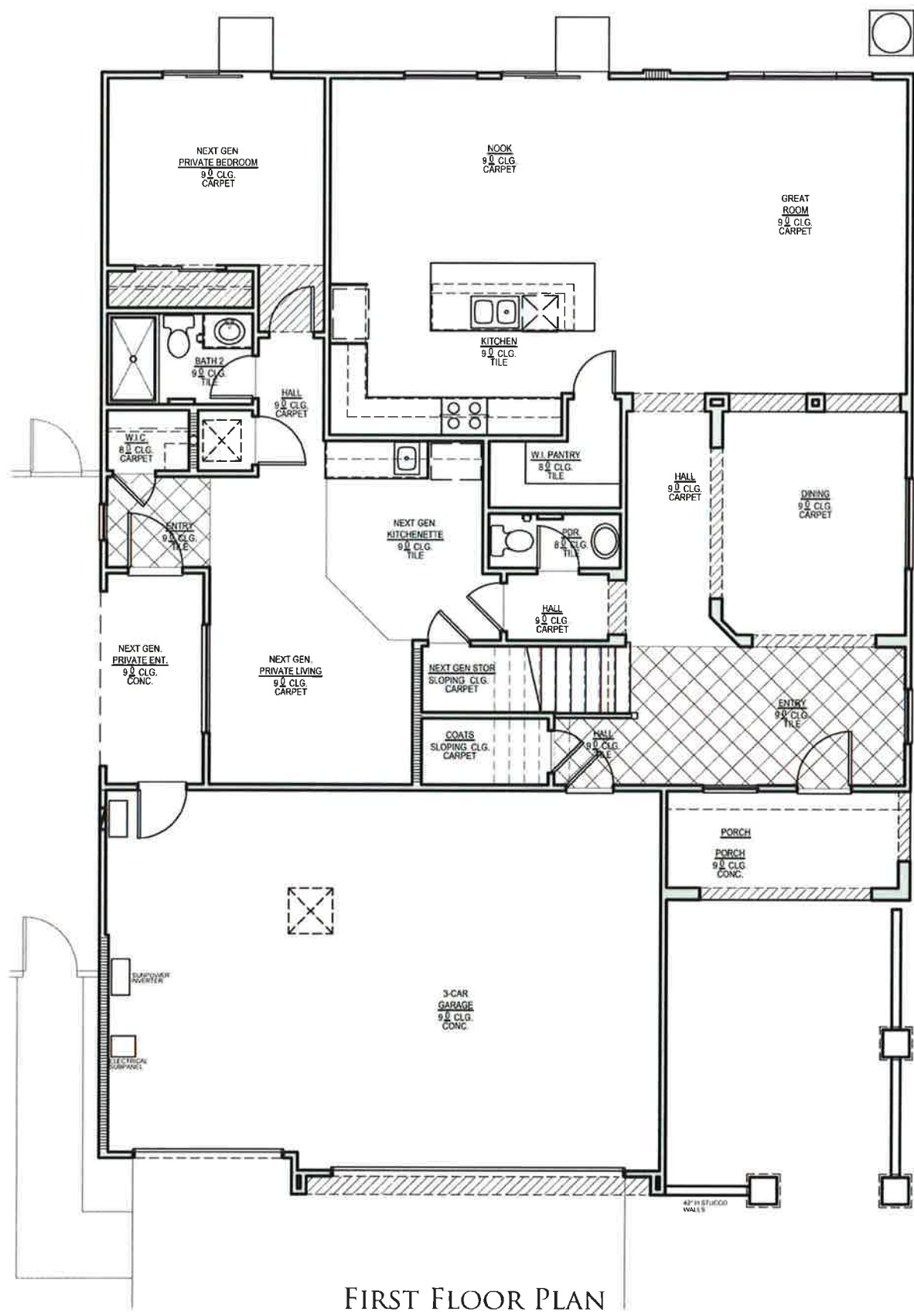
Roof Plan 'C'

Roof Plans & Elevations
Plan 8 (3,141)

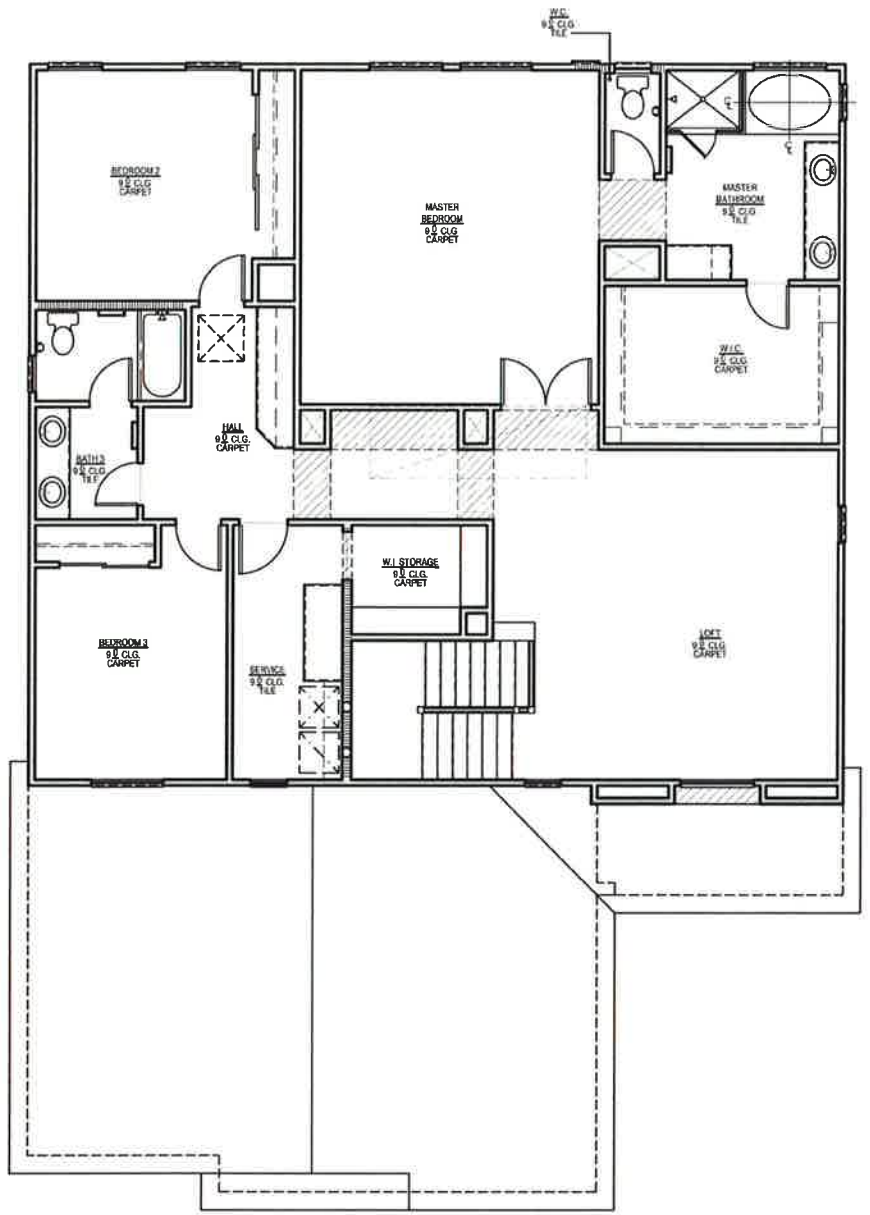


Lennar Homes At North Douglas
Design Review Handbook
City Of Rancho Cordova, CA

LENNAR



Floor Plan
Plan 9 (3427)



SECOND FLOOR PLAN

Floor Plan
Plan 9 (3427)



Roofing

Trim





Main Body

Accent

Scheme M1

LEGEND			
Roofing	Boral - 1VIC56169	Casa Grande Blend	Barrel Tile
Main Body	SW 7012	Creamy	Stucco Body
Accent	SW 6103	Tea Chest	Accent Areas
Trim	SW 6116	Tatami Tan	Door and Window Trim, Fascia

Roofing

Trim





Main Body

Accent

Scheme M2

LEGEND			
Roofing	Boral - 1VIC56169	Casa Grande Blend	Barrel Tile
Main Body	SW 7571	Casa Blanca	Stucco Body
Accent	SW 6153	Protoege Bronze	Accent Areas
Trim	SW 6062	Rugged Brown	Door and Window Trim, Fascia

Roofing

Trim





Main Body

Accent

Scheme M3

LEGEND			
Roofing	Boral - 1VIC56169	Casa Grande Blend	Barrel Tile
Main Body	SW 7690	Townhall Tan	Stucco Body
Accent	SW 2838	Polished Mahogany	Accent Areas
Trim	SW 6006	Black Bean	Door and Window Trim, Fascia

Roofing

Trim





Main Body

Accent

Scheme M4

LEGEND			
Roofing	Boral - 1VIC56169	Casa Grande Blend	Barrel Tile
Main Body	SW 2833	Roycroft Vellum	Stucco Body
Accent	SW 2801	Rockwood Dark Red	Accent Areas
Trim	SW 2807	Rockwood Medium Brown	Door and Window Trim, Fascia



Plan 9 (3427) Elevation 'A' Mission
Scheme M1

MATERIAL KEY - MISSION STYLE	
301	Barrel tile roof
302	Exterior stucco
303	Shaped Foam Trim
304	6" Diameter clay pipes
305	2" Stucco recess
306	Wrought Iron cover o/ recess
307	12" x 10" Shaped foam corbles
308	Metal roll up garage door
309	Prefabricated wood shutters

Color & Materials Board

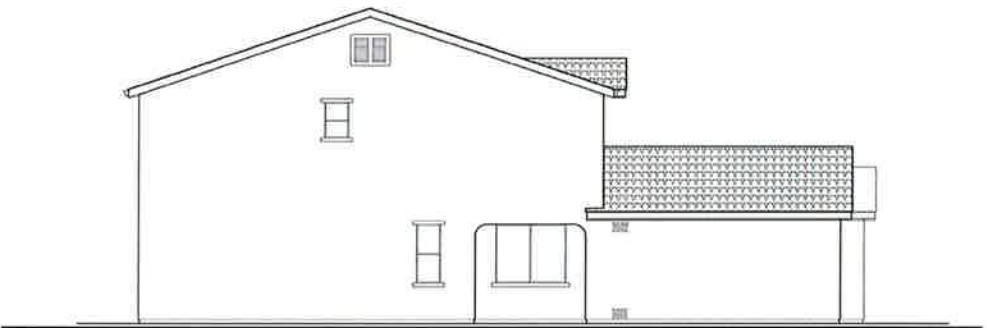
Roofing: Boral
Paint: Sherwin Williams



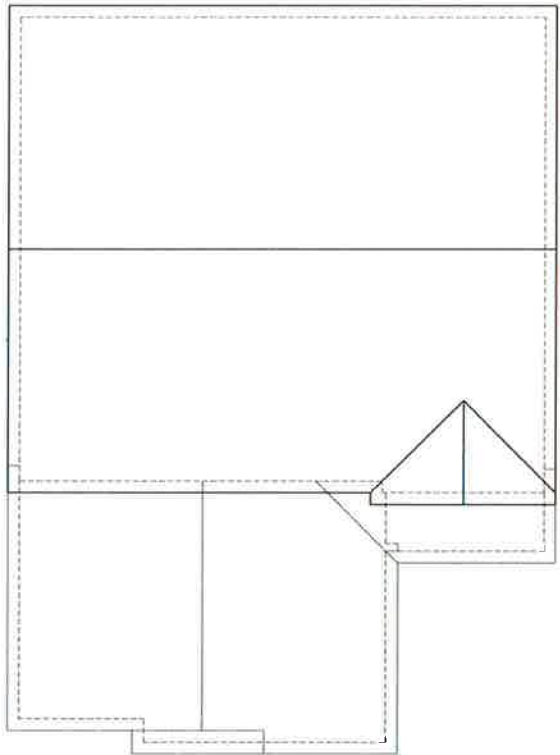
Right Elevation 'A'



Rear Elevation 'A'



Left Elevation 'A'



Roof Plan 'A'

Roof Plans & Elevations
Plan 9 (3427)





Roofing

Stone

Trim

Main Body

Accent

LEGEND			
Roofing	Boral - 2IAOE1111	CANNON GREY BLEND	FLAT ROOF TILE
Main Body	SW 7533	Khaki Shade	Stucco Body
Accent	SW 7710	Brandy Wire	Accent Areas
Trim	SW 7509	Tiki Hut	Door and Window Trim, Fascia
Stone	Boral / Cultured Stone	Drystack LedgeStone - Carmel	Masonry Area

Scheme P1

Roofing

Stone

Trim

Main Body

Accent

LEGEND			
Roofing	Boral - 2IAOE1111	Cannon Grey Blend	Flat Roof Tile
Main Body	SW 7550	Resort Tan	Stucco Body
Accent	SW 7602	Indigo Batik	Accent Areas
Trim	SW 7573	Eaglet Beige	Door and Window Trim, Fascia
Stone	Boral / Cultured Stone	Drystack LedgeStone - Carmel	Masonry Area

Scheme P2

Roofing

Stone

Trim

Main Body

Accent

LEGEND			
Roofing	Boral - 2IAOE1111	CANNON GREY BLEND	Flat Roof Tile
Main Body	SW 7525	Tree Branch	Stucco Body
Accent	SW 7593	Rustic Red	Accent Areas
Trim	SW 6105	Divine White	Door and Window Trim, Fascia
Stone	Boral / Cultured Stone	Drystack LedgeStone - Carmel	Masonry Area

Scheme P3



Plan 9 (3427) Elevation 'B' Prairie
Scheme P1

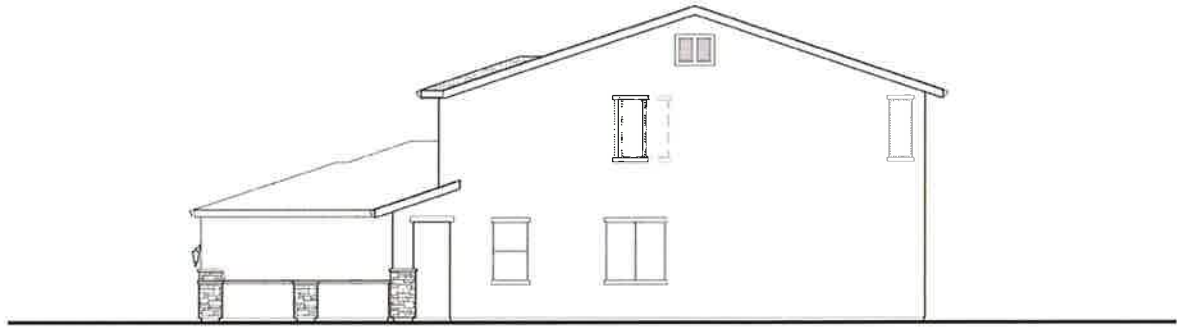
MATERIAL KEY - PRAIRIE STLYE	
301	Flat tile roof
302	Exterior stucco
303	Shaped Foam Trim
304	Exterior stone veneer
305	Metal roll up garage door

Color & Materials Board

Roofing: Boral

Paint: Sherwin Williams

Stone: Boral / Cultured Stone



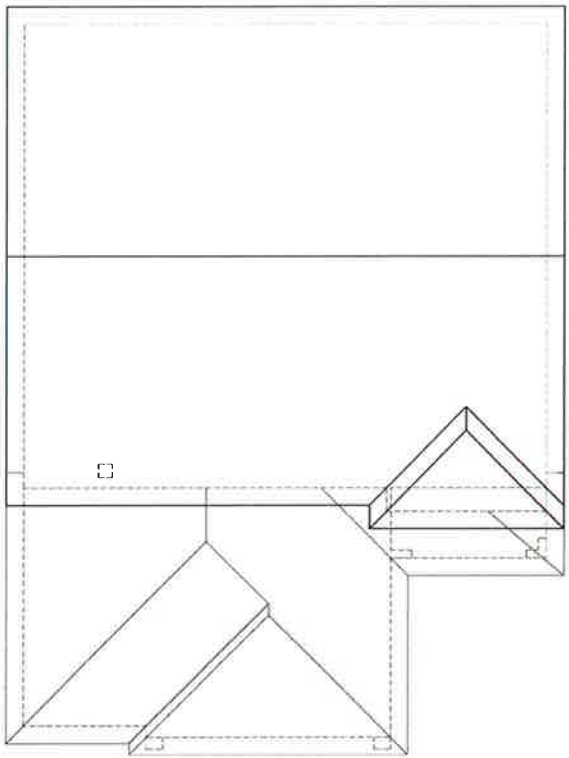
Right Elevation 'B'



Rear Elevation 'B'



Left Elevation 'B'



Roof Plan 'B'

Roof Plans & Elevations
Plan 9 (3427)





Roofing

Trim

Main Body

Stone

Accent

Scheme EC1

LEGEND			
Roofing	Boral - 2FACS3935	Hillside	Flat Roof Tile
Main Body	SW 6141	Softer Tan	Stucco Body
Accent	SW 7083	Darkroom	Accent Areas
Trim	SW 7514	Foothills	Door and Window Trim, Fascia
Stone	Boral / Cultured Stone	Old Country Fieldstone - Tudor	Masonry Area

Roofing

Trim

Main Body

Stone

Accent

Scheme EC2

LEGEND			
Roofing	Boral - 2FACS3935	Hillside	Flat Roof Tile
Main Body	SW 7526	Maison Blanche	Stucco Body
Accent	SW 6083	Sable	Accent Areas
Trim	SW 7008	Alabaster	Door and Window Trim, Fascia
Stone	Boral / Cultured Stone	Old Country Fieldstone - Tudor	Masonry Area

Roofing

Trim

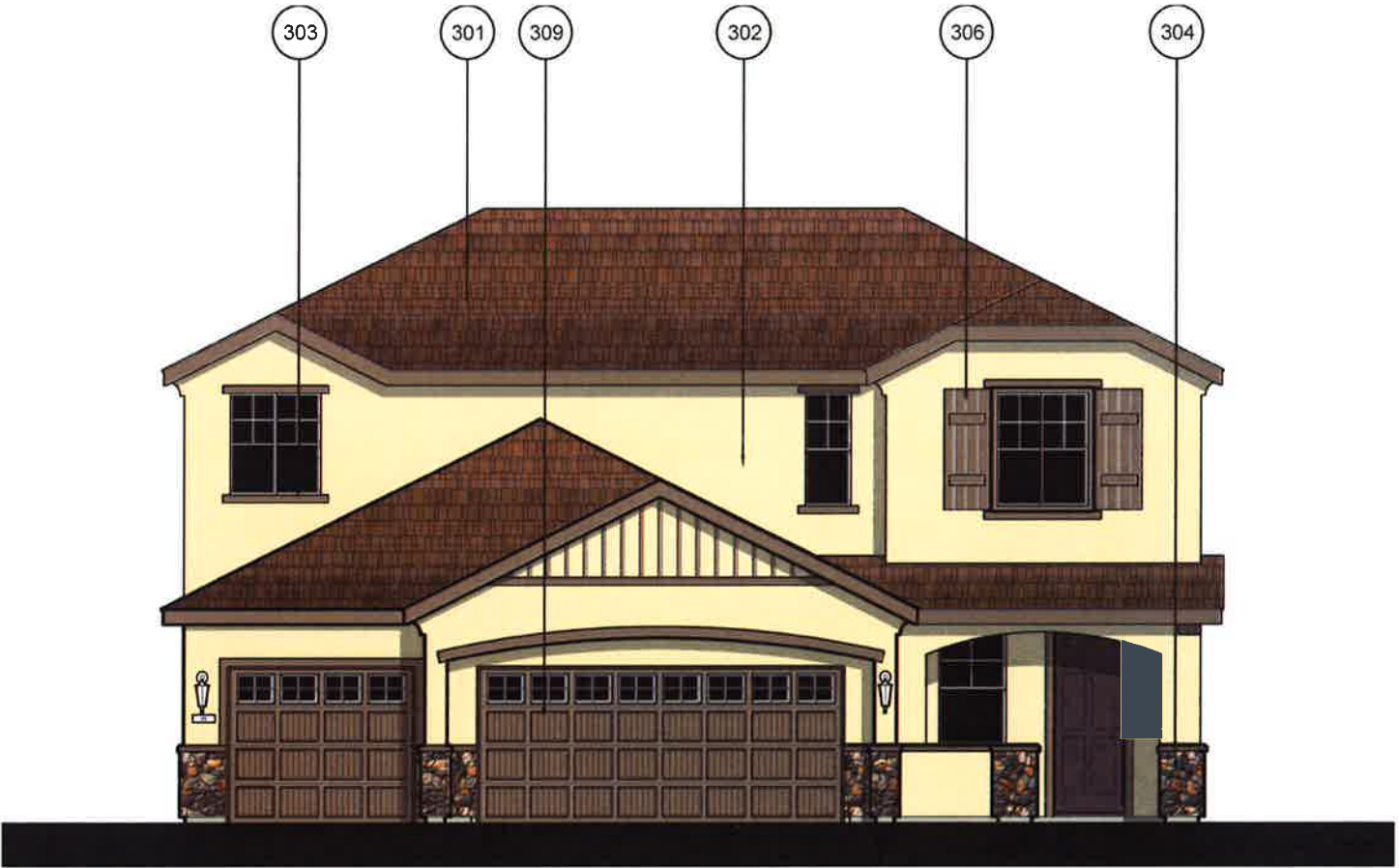
Main Body

Stone

Accent

Scheme EC3

LEGEND			
Roofing	Boral - 2FACS3935	Hillside	Flat Roof Tile
Main Body	SW 6148	Wool Skein	Stucco Body
Accent	SW 6335	Fried Brick	Accent Areas
Trim	SW 6075	Garret Gray	Door and Window Trim, Fascia
Stone	Boral / Cultured Stone	Old Country Fieldstone - Tudor	Masonry Area



Plan 9 (3427) Elevation 'C' European Country

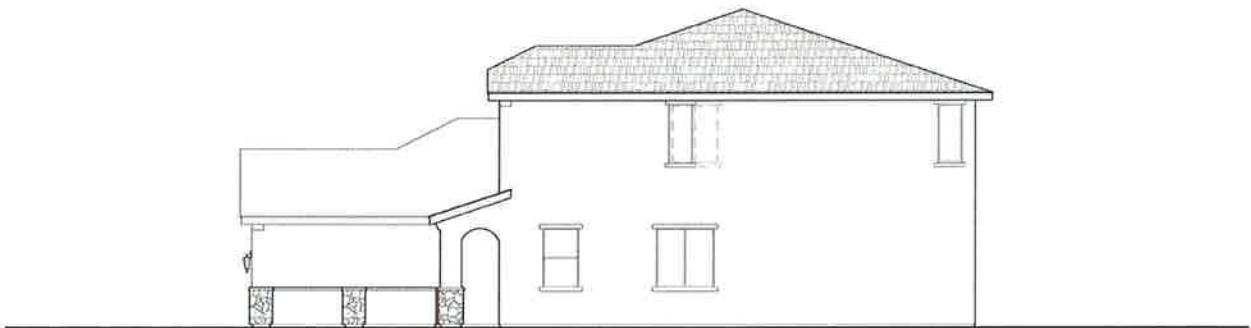
MATERIAL KEY - MISSION STYLE	
301	Flat tile roof
302	Exterior stucco
303	Shaped Foam Trim
304	Exterior stone veneer
305	2" Stucco recess
306	Prefabricated wood shutters
307	4" x 8" Shaped foam corbles
308	6" x 10" Shaped foam corbles
309	Metal roll up garage door
310	6" x 8" Shaped Foam corbles

Color & Materials Board

Roofing: Boral

Paint: Sherwin Williams

Stone: Boral / Cultured Stone



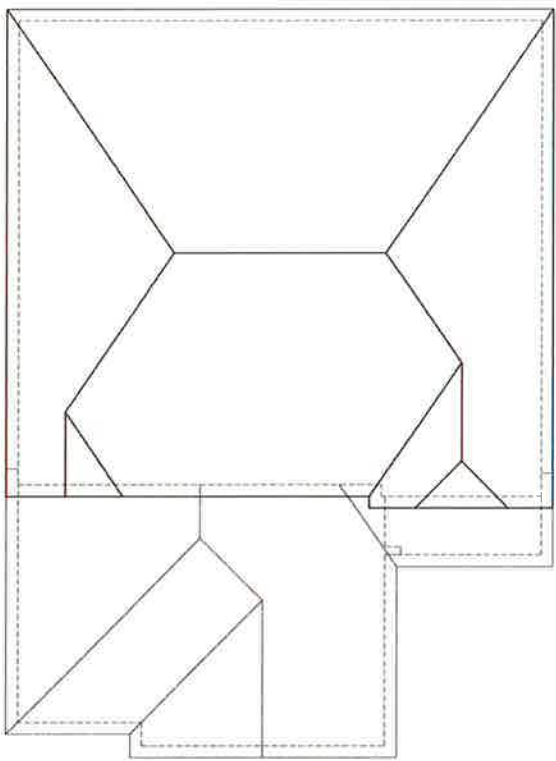
Right Elevation 'C'



Rear Elevation 'C'

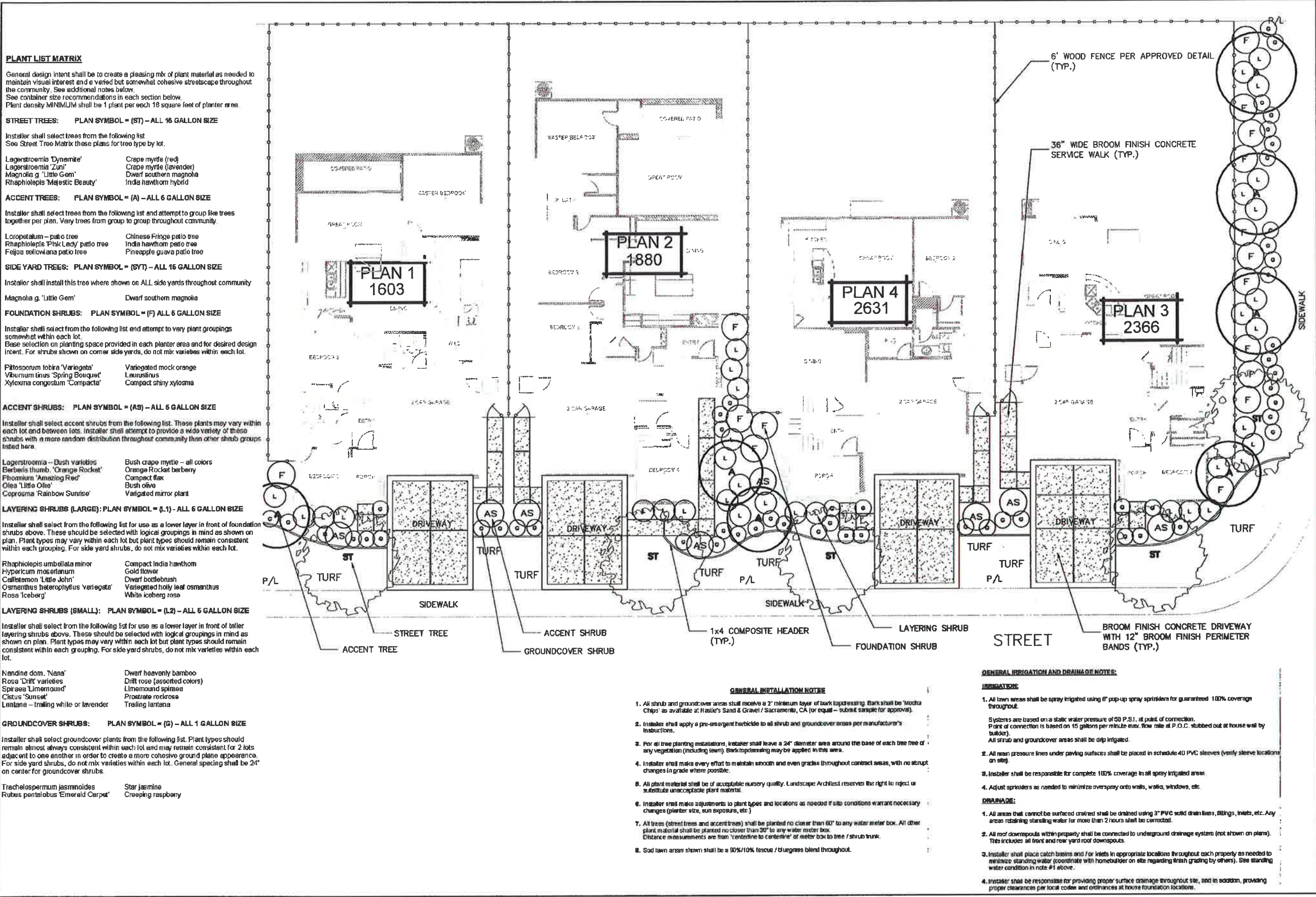


Left Elevation 'C'



Roof Plan 'C'

Roof Plans & Elevations
Plan 9 (3427)



LENNAR HOMES AT NORTH DOUGLAS
DESIGN REVIEW SUBMITTAL HANDBOOK
RANCHO CORDVA, CALIFORNIA
1420 ROCKY RIDGE DR. - #320 / ROSEVILLE, CA



CONCEPTUAL
LANDSCAPE
PLAN

Date: NOVEMBER 3, 2014
Drawn By: JL
Scale: 1/8" = 1'-0"

L-1.1

PLANT LIST MATRIX

General design intent shall be to create a pleasing mix of plant material as needed to maintain visual interest and a varied but somewhat cohesive streetscape throughout the community. See additional notes below.
See container size recommendations in each section below.
Plant density MINIMUM shall be 1 plant per each 16 square feet of planter area.

STREET TREES: PLAN SYMBOL = (ST) - ALL 16 GALLON SIZE

Installer shall select trees from the following list.
See Street Tree Matrix these plans for tree type by lot.

Lagerstroemia 'Dynamite'	Crape myrtle (red)
Lagerstroemia 'Zuni'	Crape myrtle (lavender)
Magnolia g. 'Little Gem'	Dwarf southern magnolia
Raphiolepis 'Majestic Beauty'	India hawthorn hybrid

ACCENT TREES: PLAN SYMBOL = (A) - ALL 6 GALLON SIZE

Installer shall select trees from the following list and attempt to group like trees together per plan. Vary trees from group to group throughout community.

Loropetalum - patio tree	Chinese Fringe patio tree
Raphiolepis 'Pink Lady' patio tree	India hawthorn patio tree
Felice selowiana patio tree	Pineapple guava patio tree

SIDE YARD TREES: PLAN SYMBOL = (SYT) - ALL 16 GALLON SIZE

Installer shall install this tree where shown on ALL side yards throughout community.

Magnolia g. 'Little Gem'	Dwarf southern magnolia
--------------------------	-------------------------

FOUNDATION SHRUBS: PLAN SYMBOL = (F) ALL 6 GALLON SIZE

Installer shall select from the following list and attempt to vary plant groupings somewhat within each lot.
Base selection on planting space provided in each planter area and for desired design intent. For shrubs shown on corner side yards, do not mix varieties within each lot.

Pittosporum tobira 'Variegata'	Variegated mock orange
Viburnum tinus 'Spring Bouquet'	Laurustinus
Xyloxma congestum 'Compacta'	Compact shiny xyloxma

ACCENT SHRUBS: PLAN SYMBOL = (AS) - ALL 6 GALLON SIZE

Installer shall select accent shrubs from the following list. These plants may vary within each lot and between lots. Installer shall attempt to provide a wide variety of these shrubs with a more random distribution throughout community than other shrub groups listed here.

Lagerstroemia - Bush varieties	Bush crape myrtle - all colors
Berberis thunbergii 'Orange Rocket'	Orange Rocket barberry
Phormium 'Amazing Red'	Compact flex
Olea 'Little Olive'	Bush olive
Coprosma 'Rainbow Sunrise'	Variegated mirror plant

LAYERING SHRUBS (LARGE): PLAN SYMBOL = (L1) - ALL 6 GALLON SIZE

Installer shall select from the following list for use as a lower layer in front of foundation shrubs above. These should be selected with logical groupings in mind as shown on plan. Plant types may vary within each lot but plant types should remain consistent within each grouping. For side yard shrubs, do not mix varieties within each lot.

Raphiolepis umbellata minor	Compact India hawthorn
Hypericum moserianum	Gold flower
Callistemon 'Little John'	Dwarf bottlebrush
Osmanthus heterophyllus 'variegata'	Variegated holly leaf osmanthus
Rosa 'Iceberg'	White Iceberg rose

LAYERING SHRUBS (SMALL): PLAN SYMBOL = (L2) - ALL 6 GALLON SIZE

Installer shall select from the following list for use as a lower layer in front of taller layering shrubs above. These should be selected with logical groupings in mind as shown on plan. Plant types may vary within each lot but plant types should remain consistent within each grouping. For side yard shrubs, do not mix varieties within each lot.

Nandina dom. 'Nana'	Dwarf heavenly bamboo
Rosa 'Drift' varieties	Drift rose (assorted colors)
Spiraea 'Limemound'	Limemound spiraea
Cistus 'Sunset'	Prostrata rockrose
Lantana - trailing white or lavender	Trailing lantana

GROUNDCOVER SHRUBS: PLAN SYMBOL = (G) - ALL 1 GALLON SIZE

Installer shall select groundcover plants from the following list. Plant types should remain almost always consistent within each lot and may remain consistent for 2 lots adjacent to one another in order to create a more cohesive ground plane appearance. For side yard shrubs, do not mix varieties within each lot. General spacing shall be 24" on center for groundcover shrubs.

Trachelospermum jasminoides	Star jasmine
Rubus pentalobus 'Emerald Carpet'	Creeping raspberry

GENERAL IRRIGATION AND DRAINAGE NOTES:

IRRIGATION:

1. All lawn areas shall be spray irrigated using 6" pop-up spray sprinklers for guaranteed 100% coverage throughout.

Systems are based on a static water pressure of 60 P.S.I. at point of connection.
Point of connection is based on 15 gallons per minute max. flow rate at P.O.C. stubbed out at house wall by builder.
All shrub and groundcover areas shall be drip irrigated.

2. All main pressure lines under paving surfaces shall be placed in schedule 40 PVC sleeves (verify sleeve locations on site).

3. Installer shall be responsible for complete 100% coverage in all spray irrigated areas.

4. Adjust sprinklers as needed to minimize overspray onto walls, walks, windows, etc.

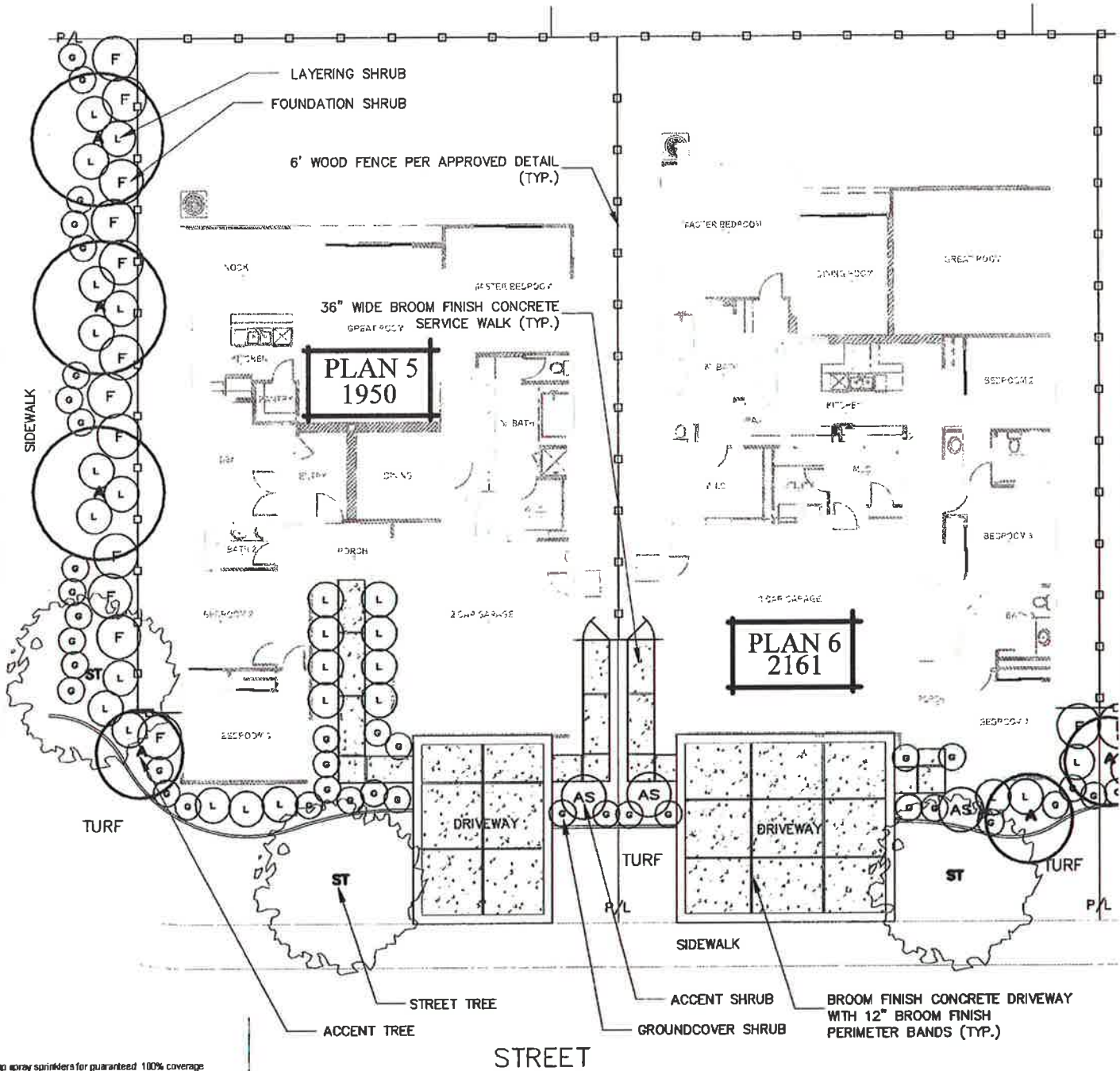
DRAINAGE:

1. All areas that cannot be surfaced drained shall be drained using 3" PVC solid drain lines, fittings, inlets, etc. Any areas retaining standing water for more than 2 hours shall be corrected.

2. All roof downspouts within property shall be connected to underground drainage system (not shown on plans). This includes all front and rear yard roof downspouts.

3. Installer shall place catch basins and / or inlets in appropriate locations throughout each property as needed to minimize standing water (coordinate with homebuilder on site regarding finish grading by others). See standing water condition in note #1 above.

4. Installer shall be responsible for providing proper surface drainage throughout site, and in addition, providing proper clearances per local codes and ordinances at house foundation locations.



GENERAL INSTALLATION NOTES:

- All shrub and groundcover areas shall receive a 2" minimum layer of bark topdressing. Bark shall be 'hicks chips' as available at Hattie's Sand & Gravel / Sacramento, CA (or equal - submit sample for approval).
- Installer shall apply a pre-emergent herbicide to all shrub and groundcover areas per manufacturer's instructions.
- For all tree planting installations, installer shall leave a 24" diameter area around the base of each tree free of any vegetation (including lawn). Bark topdressing may be applied in this area.
- Installer shall make every effort to maintain smooth and even grades throughout contract areas, with no abrupt changes in grade where possible.
- All plant material shall be of acceptable nursery quality. Landscape Architect reserves the right to reject or substitute unacceptable plant material.
- Installer shall make adjustments to plant types and locations as needed if site conditions warrant necessary changes (planter size, sun exposure, etc.).
- All trees (street trees and accent trees) shall be planted no closer than 60" to any water meter box. All other plant material shall be planted no closer than 30" to any water meter box. Distance measurements are from 'centerline to centerline' of meter box to tree / shrub trunk.
- Sod lawn areas shown shall be a 90%/10% fescue / bluegrass blend throughout.



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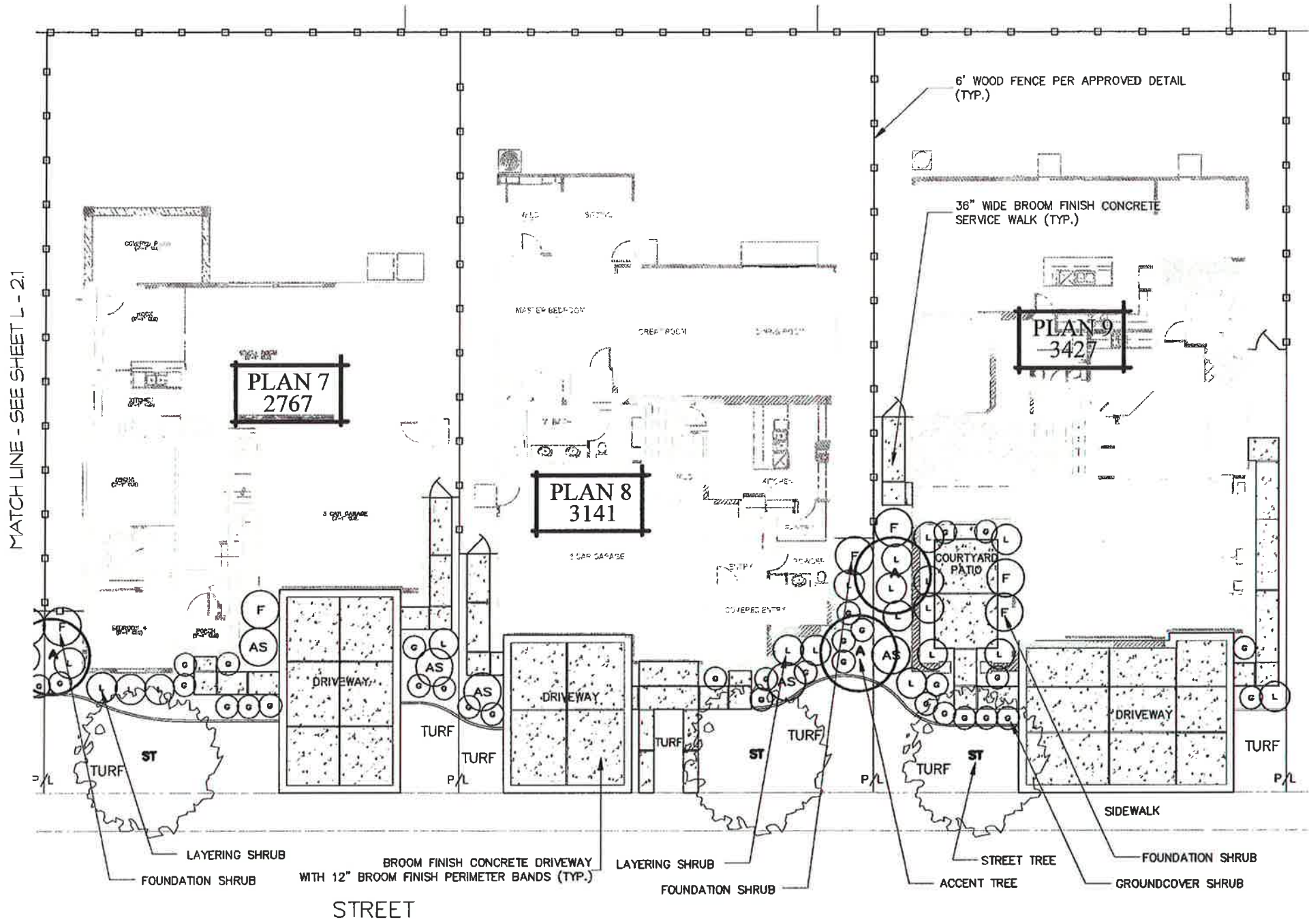
CONCEPTUAL
LANDSCAPE
PLAN

Date: NOVEMBER 3, 2014

Drawn By: JL

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

L-2.1



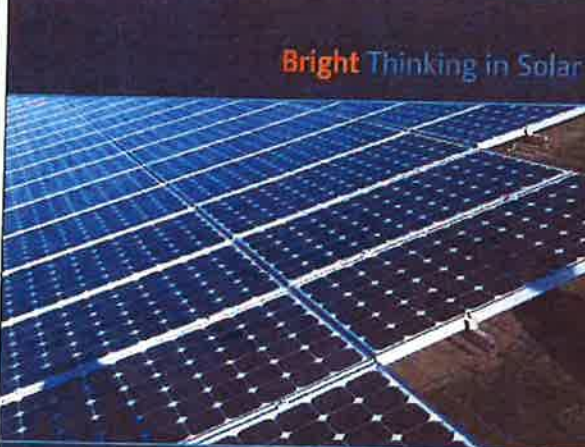
LENNAR HOMES AT NORTH DOUGLAS
DESIGN REVIEW SUBMITTAL HANDBOOK
LENNAR RANCHO CORDVA, CALIFORNIA
1420 ROCKY RIDGE DR. - #320 / ROSEVILLE, CA



CONCEPTUAL
LANDSCAPE
PLAN

NOVEMBER 3, 2014
JL
1/8" = 1'-0"

L-2.2



Bright Thinking in Solar

Component Specifications

8005-T5 aluminum extrusion

- SolairMount™ rails
- Mounting clips and clamps
- Tilt hardware kit
- Tilt pins and bolts

Severe Condition (very severe)

Hot-dipped welded steel

- One-piece channels

316-3 stainless steel

- Fasteners

Code Compliant

The SolairMount™ system is PE Certified. Call Unirac for documentation applicable to your building code.

Warranty

SolairMount™ is covered by a 10-year limited product warranty and a 5-year limited finish warranty.

For complete warranties, download any SolairMount™ installation manual from our web site.

UNIRAC
A HIGH CALIF. COMPANY

ISO 9001
ISO 14001
PE CERTIFIED
PV071000000

Visit us online at www.unirac.com

Step 4: Insert the lag bolt through the components in the order shown in the illustration. Tighten into the rafters.



1. Lag Bolt (Installer Provided)
2. EPDM Washer
3. L-Foot
(or other rafter
attachment piece)
4. Square Aluminum Piece
(unravel side down)



SolaDeck Installation Instructions

1. Determine the location for the SolaDeck on the roof surface.
2. Use the template from the SolaDeck Carton and position it $\frac{1}{4}"$ below the shingle line. Trace the outline on the roof (Fig. 1).
3. Use a pry bar to loosen the shingles and remove any nails that will interfere with the flashing sliding beneath the shingles (Fig. 2).
4. Cut the roofing material to the template shape.
5. Inside of the burs there are three knockout sizes. Remove the one (x) needed for the conduit fitting (x).
6. Slide the SolaDeck with flashing beneath the shingles into place and trace the knockout hole (x) (Fig. 3).
7. Drill out the traced knockout hole (x) $\frac{1}{8}$ larger than the knockout.
8. Slide the SolaDeck base back into place and fasten it to the roof deck with the 1" cross head screws provided (Fig. 4).
9. Use a quality roof sealant to seal the shingles to the SolaDeck flashing.
10. With the base installed, you have several options to wire the SolaDeck enclosure. Use either the amp plug into the base or the predretermined covering dimples to knock out a hole for the fitting or conduit size you choose.
 - Dimple at the corners of the base allow for $\frac{1}{2}"$ or $\frac{1}{4}"$ fittings.
 - Dimple below the amp allows for $\frac{1}{2}"$ fittings.
 - These dimple positions accept conduit, liquid tight or strain relief fittings.
11. Peel off the tape on the foam Gasket and position it on the inside of the cover where it will contact the base ramp.
12. When connections are complete, finish by fastening the cover to the base using the B-32 screws with leaded seal washers provided.

*NOTE: Extra steel ends are provided for installing an isolated negative terminal or power distribution block.



Requirements

- Use minimum 75 C copper
- Use only unde approved, appropriately listed fuse holders and fuses

Maximum Fuse Rating	30 AMP, 600 Volt
Total Maximum Current Rating	0783-41 / 0785-41 120 AMPS DC
Maximum Fuse Short Circuit Current	10ka
Fuse Holder Torques	13.6 in lb Flat or Phillips Head Driver
On Rail Mounted Terminal Block Torques	9 - 14 in lb Flat Head Driver

Torque Data* for Box Lug

Wire Size		Torque	
AWG	mm ²	In Lbs	Nm
14-10	2.1-5.3	35	4
8	8.4	40	4.5
6-4	13.3-21.2	45	5.1
2	13.3-21.2	60	5.7

Torque Data* for Negative Power Distribution Block

Wire Size		Screw Driver	Torque	
AWG	mm ²		In Lbs	Nm
14-10	2.1-5.3	35	75	4
8	8.4	40	71	4.5
6-4	13.3-21.2	45	110	5.1
Mesh 20-14	13.3-21.2	0	120	5.7

Torque Data* for Ground Lug

Wire Size		Torque	
AWG	mm ²	In Lbs	Nm
14-10	2.1-5.3	35	4
8	8.4	40	4.5
6-4	13.3-21.2	45	5.1
2-00	13.3-21.2	60	5.7

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[illegible]

CONDITIONS OF APPROVAL

EXHIBIT B

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date and Signature)
1.	The project shall be constructed in substantial compliance with the approved Design Review Package (Exhibit A) for the nine new floor plans, elevations, color and materials sample and preliminary landscape plans to be built in North Douglas Villages 1 & 3-7. Minor modifications may be approved by the Community Development Director at his discretion, and those changes shall be reported to the City Council.	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.	On-Going	Planning	
3.	Applicant shall not carry a negative account balance with the City for the processing of the project. If a negative account balance occurs, it will be the developer's responsibility to pay the balance due, in order to avoid delays in the processing of future permits or recordation of maps. Please email the Finance Department at billings@cityoffranchocordova.org for the status of your account with the City.	On-Going	Finance	
	Prior to Issuance of Building Permits			
4.	The buildings shall be reviewed for architectural consistency with the approved plans by the Community Development Director or his designee.	Prior to Building Permit	Planning	
5.	Submit final site landscaping and fence plans for review and approval by the Community Development Director or his designee.	Prior to Building Permit	Planning	

CONDITIONS OF APPROVAL

EXHIBIT B

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date and Signature)
6.	Each phase of the development may be pre-plotted and approved before the issuance of the permit for that phase. The following criteria will be used to ensure the project meets the adopted design guidelines: • Two of the same architectural styles or color schemes shall not be placed next to each other. • No two of the same floor plans may be placed next to each other, unless they have different elevations. • Any two story house on a corner shall provide all the window trims and casing, shutters and other details found on the front elevation on all sides, as shown on the design elevations. • Any two story structure placed on a corner lot will be required to have the setbacks for corner lots, as shown within the Design Review Package. • The front yard setbacks for any two adjacent lots shall not be the same distance. A two foot offset shall be the minimum setback required to meet this condition. • No more than three two-story homes shall be placed in a row, unless the Community Development Director determines there is sufficient front building setback and differentiating mass that the row of homes does not present the appearance of a large mass of two story homes. • Man doors are required in the garage to exit into the sideyard.	Prior to Building Permit	Planning	
7.	All lots adjacent to the open space corridor shall provide open metal fencing (excluding chain link) along the rear and/or side property lines, whichever is the case.	Prior to Building Permit	Planning	

CONDITIONS OF APPROVAL

EXHIBIT B

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date and Signature)
8.	Applicant must ensure that when two architectural styles of Mission are adjacent to each other they cannot be the same color schemes and must be reversed in floor plan.			
	Prior to Final Inspection			
9.	The final building finishes and the front and street side yard landscaping shall be inspected for consistency with approved Design Review plans. Inspection request will be required of the Planning Department, prior to final inspection by the Building Department.	Prior to Final Occupancy	Planning	
10.	The final building products must have a pathway from the homes driveway to the required man door of the garage as well as a designated storage area for garbage receptacles behind the side gate fence.	Prior to Final Occupancy	Planning	
11.	Each home must be equipped with adequate outdoor lighting as well as an illuminated address plate located on the front elevation.	Prior to Final Occupancy	Planning	
12.	All garage doors proposed within the submitted design elevations must be standard issue on each home and shall not be presented as optional.	Prior to Final Occupancy	Planning	

CONDITIONS OF APPROVAL

EXHIBIT B

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date and Signature)
13.	All stone veneering and decorative banding must extend at minimum, 4' along both left and right elevations or to the fence line, whichever is more applicable.	Prior to Final Occupancy	Planning	
14.	Stone veneering entering the front entry corridor on both sides shall extend at minimum 4' or stop at a mutual natural terminus point.	Prior to Final Occupancy	Planning	



File# 141339
North Douglas
Excludes Village 2 & 8
Rancho Cordova CA
500' Owner & Absentee Owners
November 3 2014

917 Glenneyre Street, Suite 7 • Laguna Beach, CA 92651
PHONE (949) 494-6105 • FAX (949) 494-7418

067 0040 003 0000
Mizoguchi Family Revocable Trust
6985 Havenhurst Dr
Sacramento Ca 95814

067 0040 018 0000
Lal Brothers LLC
3400 Watermarke Pl
Irvine Ca 92612

071 0300 002 0000
Jeanne Lacey
103 Perraud Dr
Folsom Ca 95630

071 0300 005 0000
Paul & Margie Cahill
104 Perraud Dr
Folsom Ca 95630

072 0370 089 0000
Aerojet General Corp
Po Box 13222
Sacramento Ca 95813

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Aerojet General Corporation
Po Box 13222
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1075 Creekside Ridge Dr
Roseville Ca 95678

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Us Home & Kb North Douglas LLC
1075 Creekside Ridge Dr
Roseville Ca 95678

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Us Home & Kb North Douglas LLC
1075 Creekside Ridge Dr
Roseville Ca 95678

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Ms Rialto North Douglas Ca LLC
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Sacto County Water Agcy
827 7th St #301
Sacramento Ca 95814

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700 NW 107th Ave
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Lennar Homes Ca Incorporated
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Roseville Ca 95678

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Roseville Ca 95661

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Tdw Enterprises
3001 I St #300
Sacramento Ca 95816

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Peter Tracy Exempt Gst
Po Box 607
Redwood City Ca 94064

ATTACHMENT 2

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Occupant
12795 Evanston Way
Rancho Cordova CA 95742

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Occupant
12799 Evanston Way
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Occupant
12803 Evanston Way
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12807 Evanston Way
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3613 Manzanola Way
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ATTACHMENT 2

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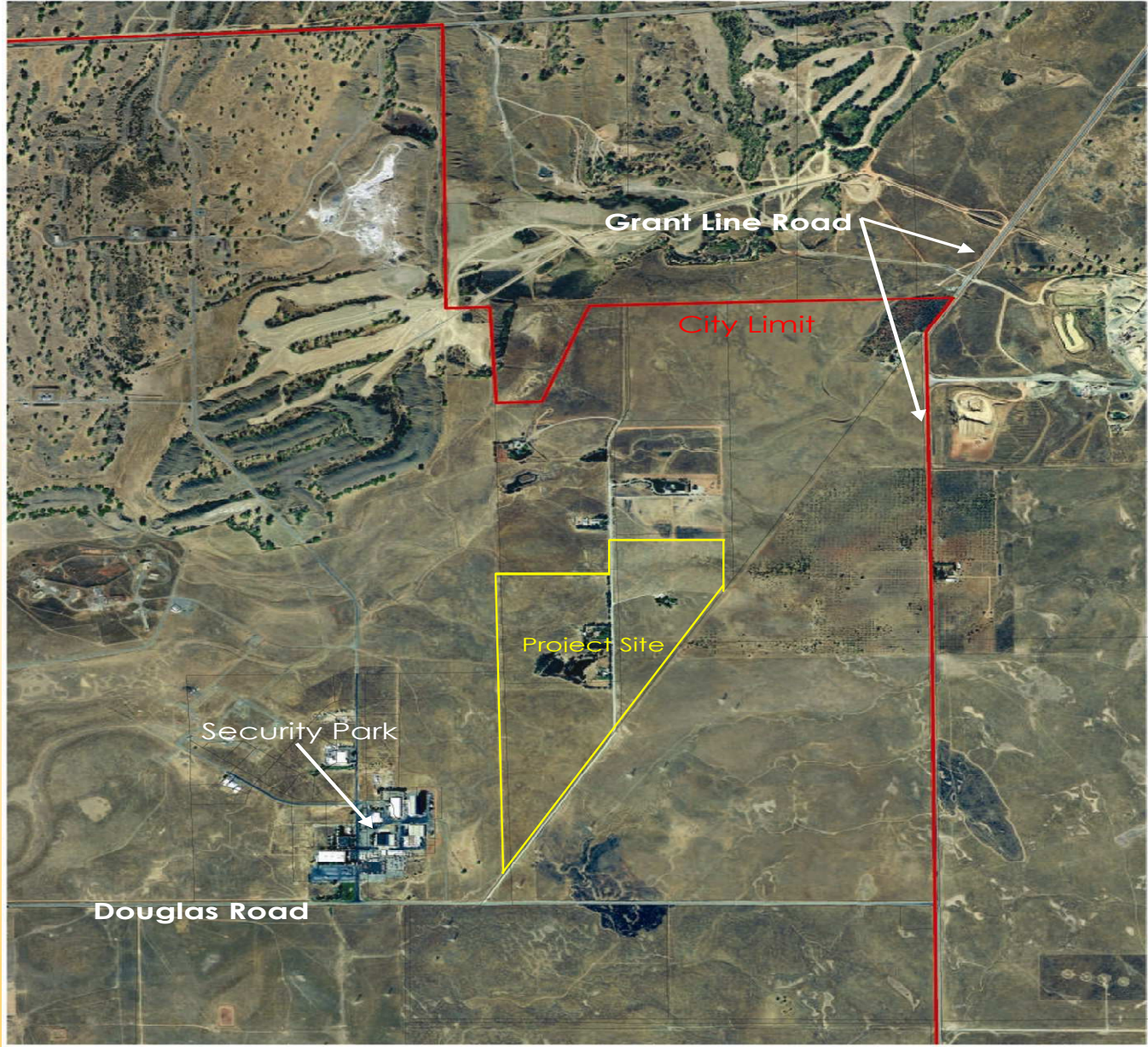
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Lennar Design Review Villages 1 & 3-7 DD8545

**Rancho Cordova City Council
Nicholas Sosa, Project Planner
February 2, 2015**

Project Request

- Lennar Homes of CA is requesting a Design Review of approximately 540 single family homes within the North Douglas subdivision.
- This review includes Nine Floor Plans (four single-story & five two-story) with three elevations each.
- Home sizes will range from 1,603 to 3,427 square feet.



NORTH DOUGLAS

SITE PLAN

LENNAR HOMES

CITY OF RANCHO CORDOVA CALIFORNIA

OCTOBER 2014

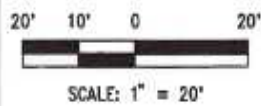
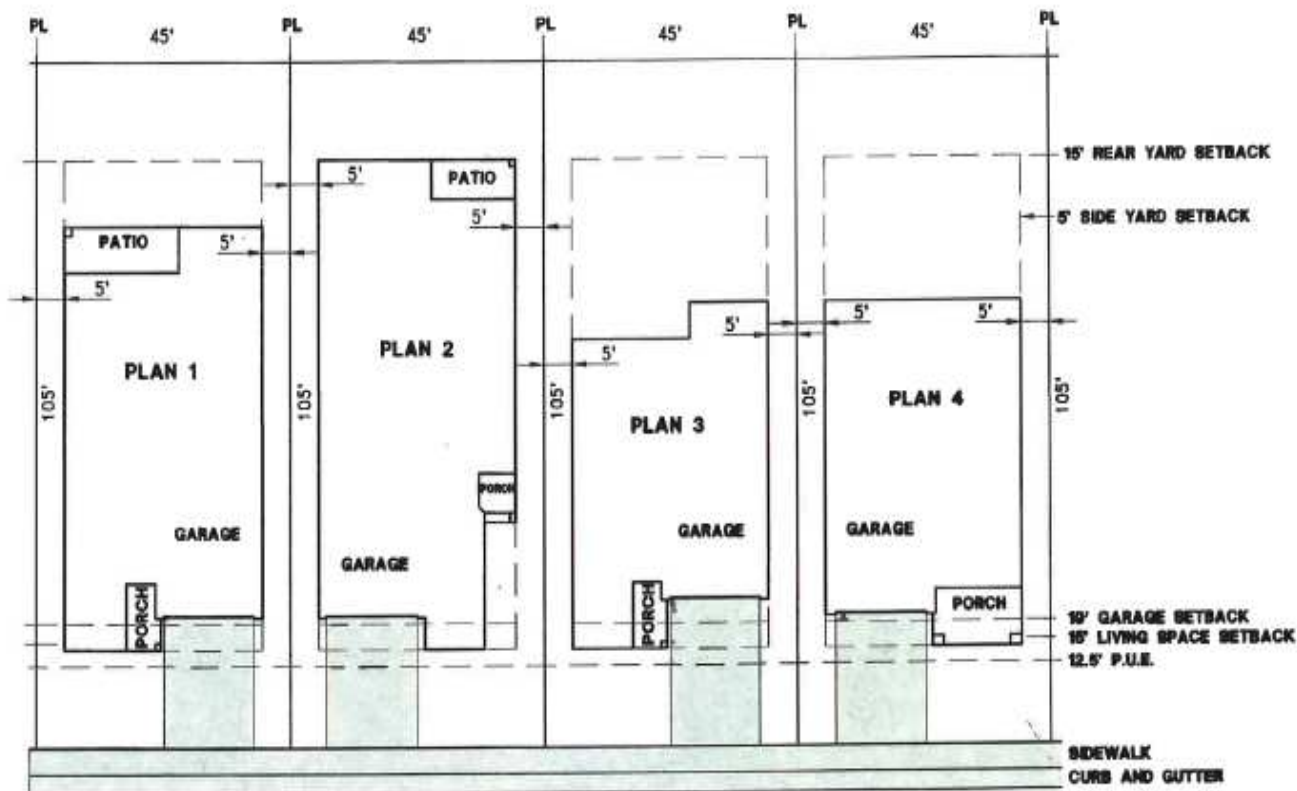


SETBACK EXHIBIT NORTH DOUGLAS VILLAGES 6 AND 7

LENNAR HOMES

RANCHO CORDOVA CALIFORNIA

NOVEMBER 2014



WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
3301 C St, Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

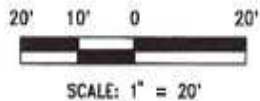
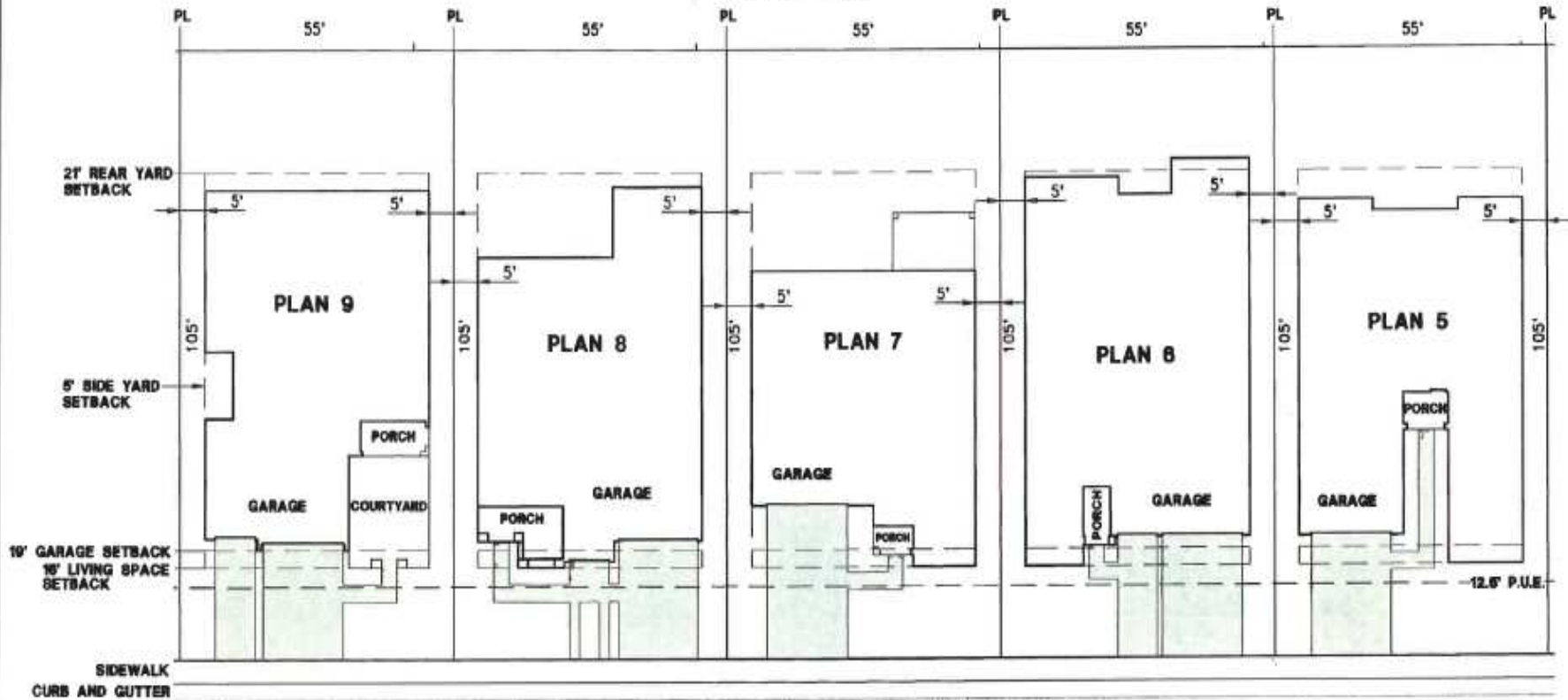
SETBACK EXHIBIT

NORTH DOUGLAS VILLAGES 1, 3, 4 AND 5

LENNAR HOMES

RANCHO CORDOVA CALIFORNIA

DECEMBER 2014

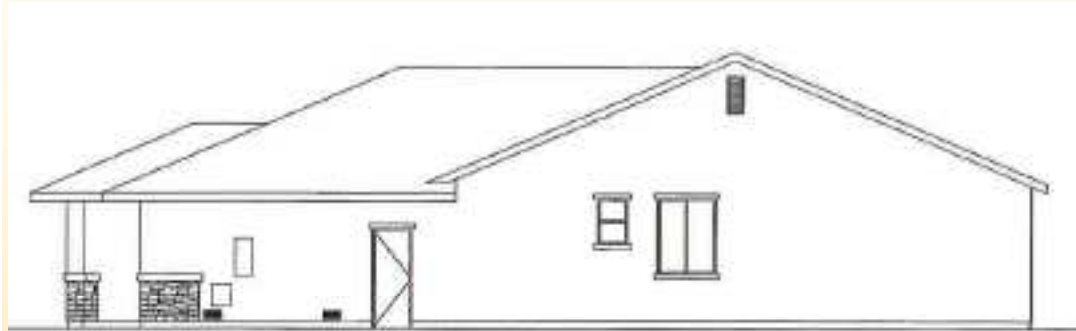


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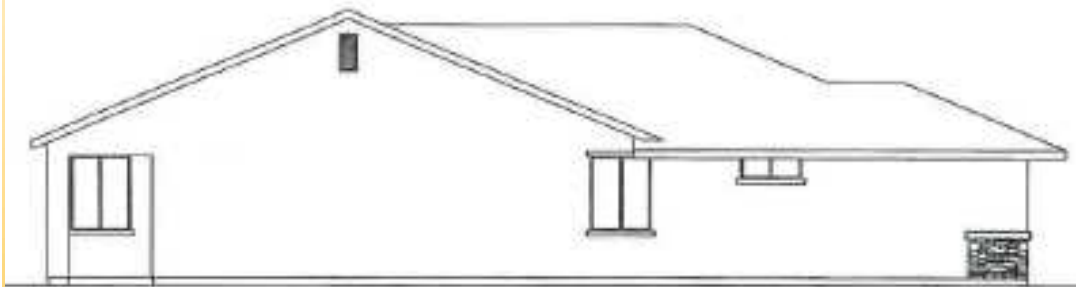
Plan 1 (1603) Elevation



Plan 1 (1603) Floor Plan



Right Elevation 'B'



Left Elevation 'B'



Main Level Floor Plan

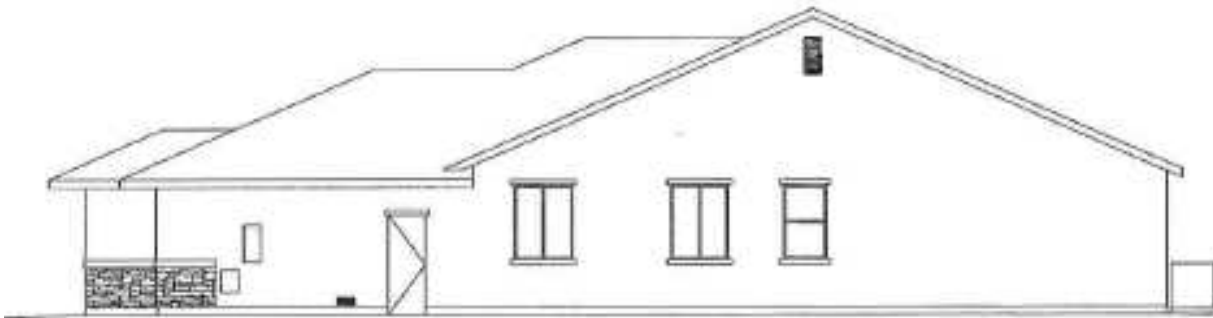
Plan 2 (1880) Elevation



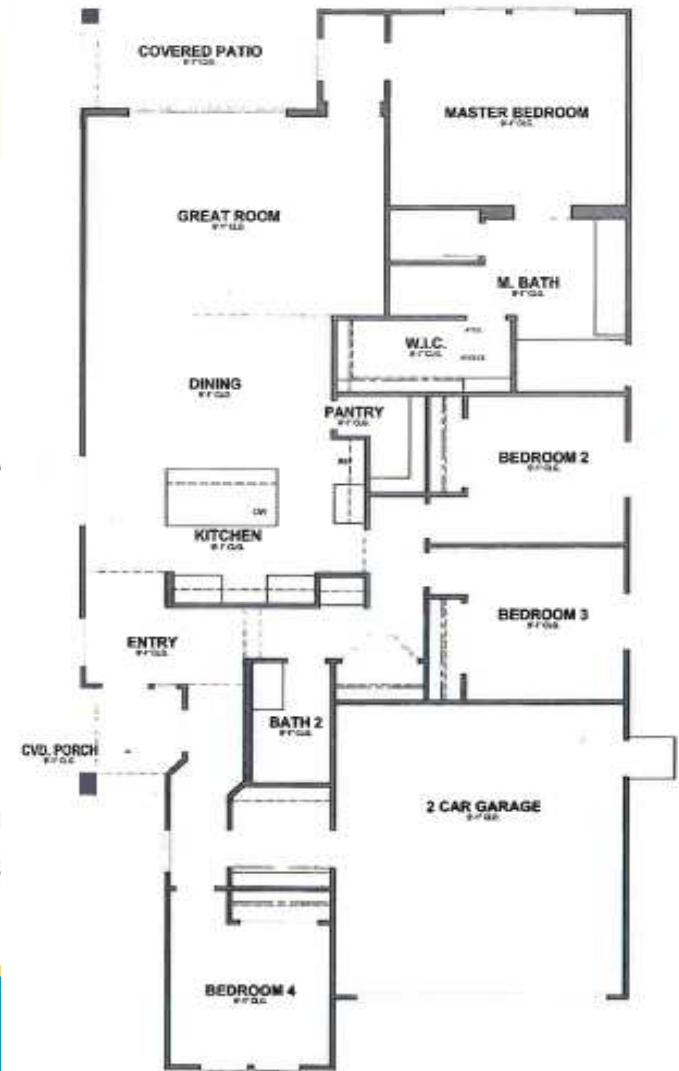
Plan 2 (1880) Floor Plan



Left Elevation 'B'



Right Elevation 'B'



Main Level Floor Plan

Plan 3 (2365) Elevation



Plan 3 (2365) Floor Plan



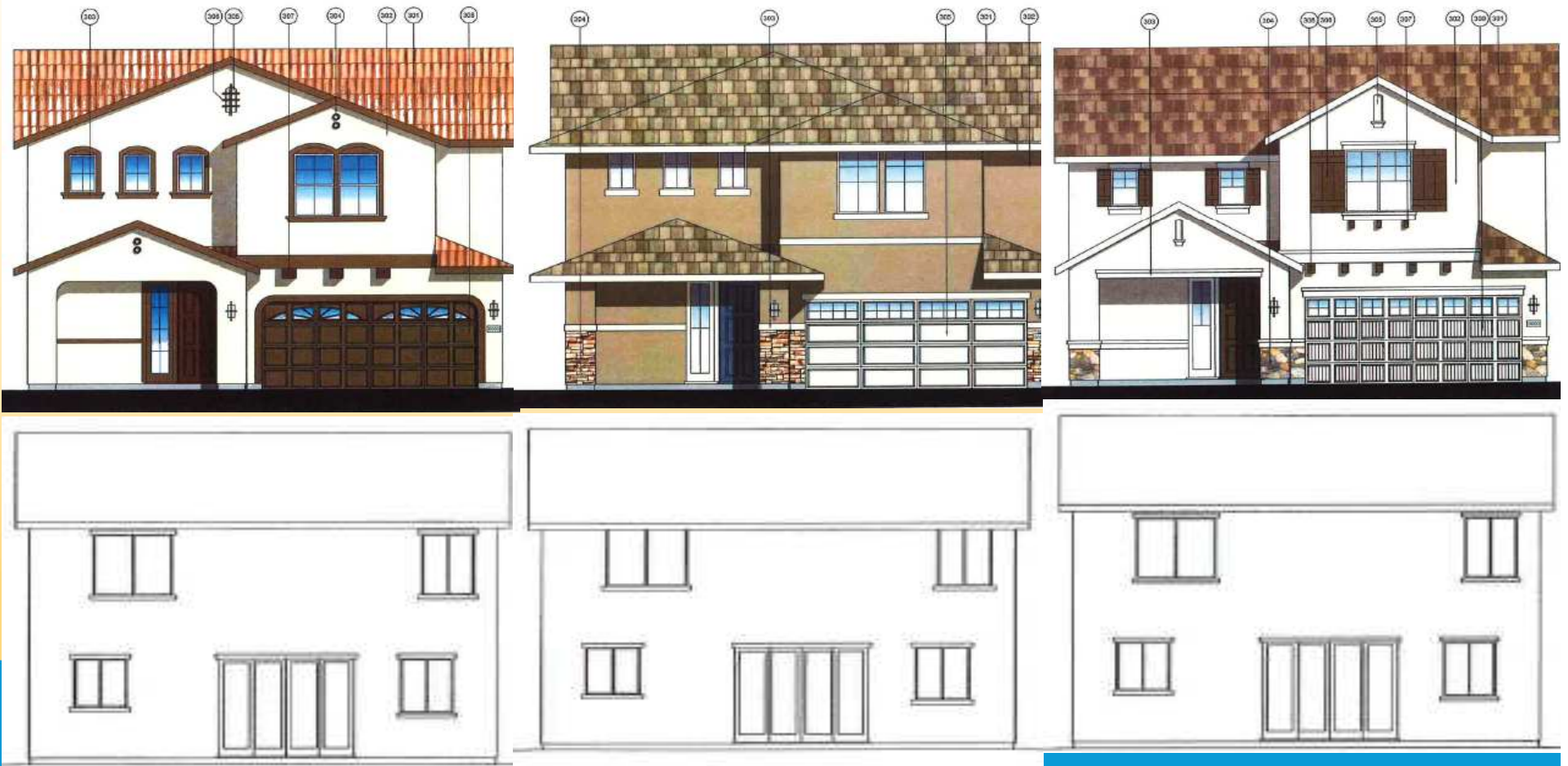
Right Elevation 'B'



Left Elevation 'B'



Plan 4 (2631) Elevation



Plan 4 (2631) Floor Plan



Right Elevation 'B'



Left Elevation 'B'



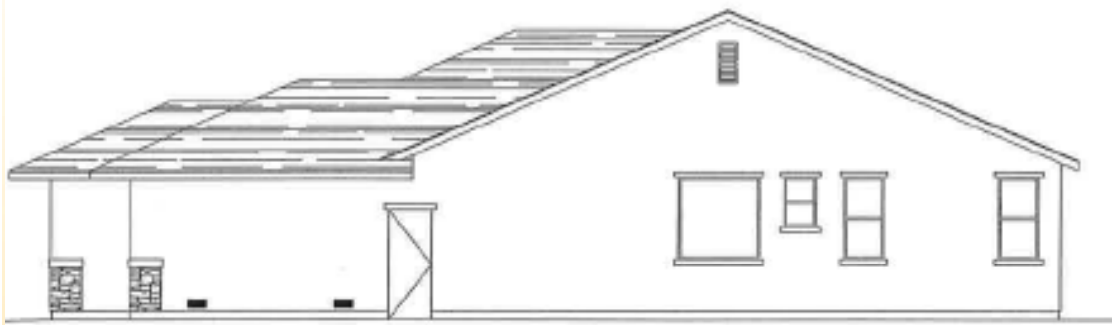
Upper Level Floor Plan

Main Level Floor Plan

Plan 5 (1950) Elevation



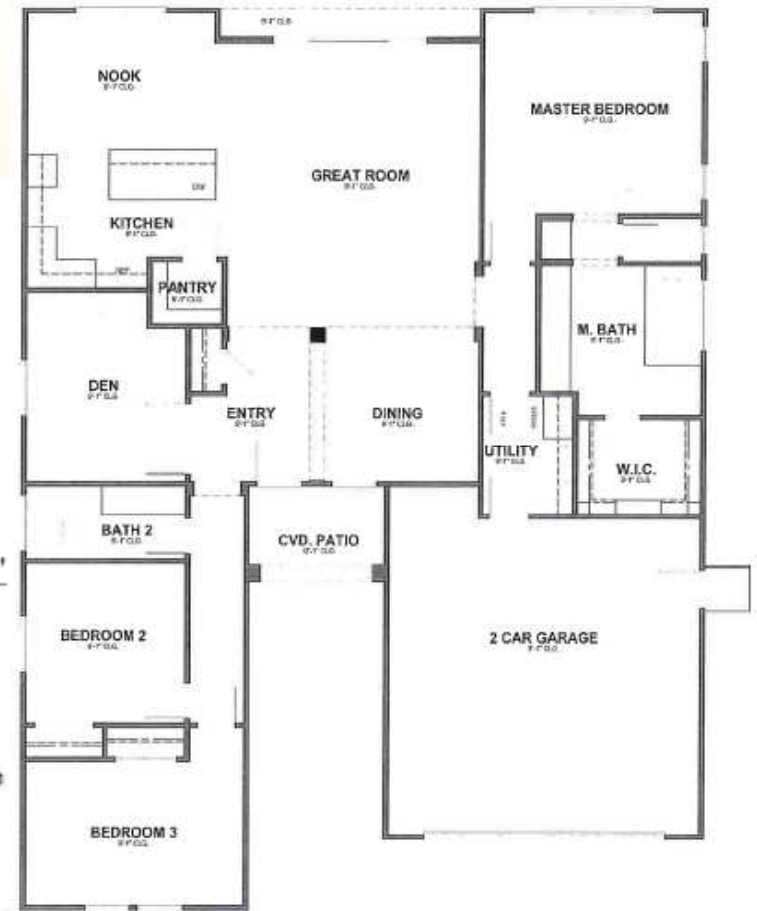
Plan 5 (1950) Floor Plan



Right Elevation 'B'



Left Elevation 'B'

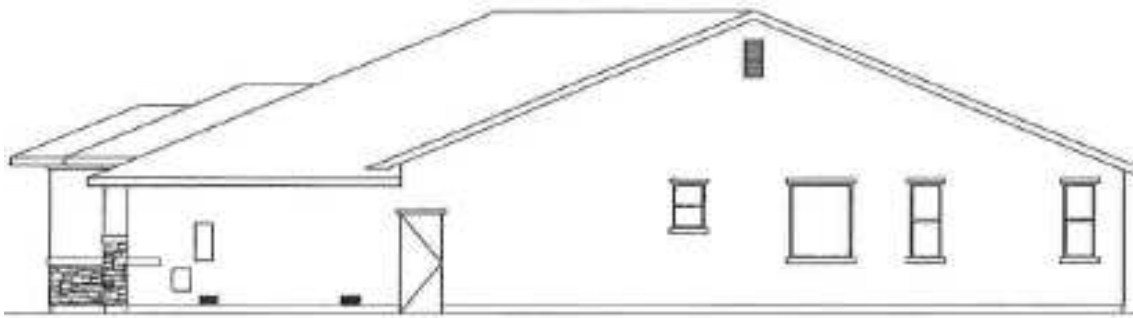


Main Level Floor Plan

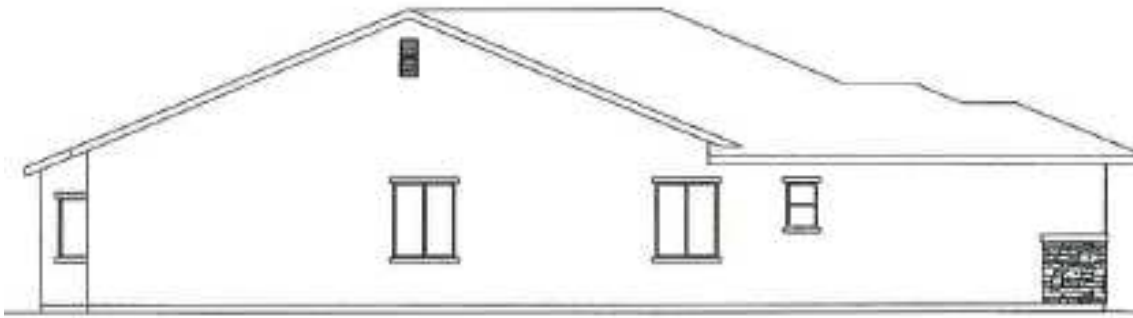
Plan 6 (2161) Elevation



Plan 6 (2161) Floor Plan



Right Elevation 'B'



Left Elevation 'B'



Main Level Floor Plan

Plan 7 (2767) Elevation



Plan 7 (2767) Floor Plan



RIGHT



LEFT



UPPER FLOOR

LOWER FLOOR

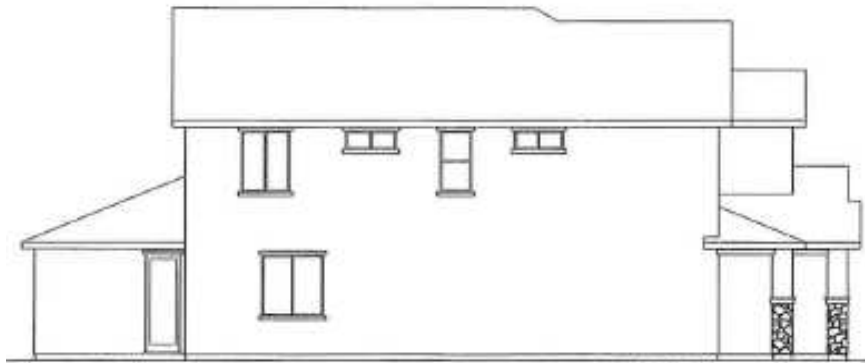
Plan 8 (3141) Elevation



Plan 8 (3141) Floor Plan



Right Elevation 'C'



Left Elevation 'C'



Upper Level Floor Plan

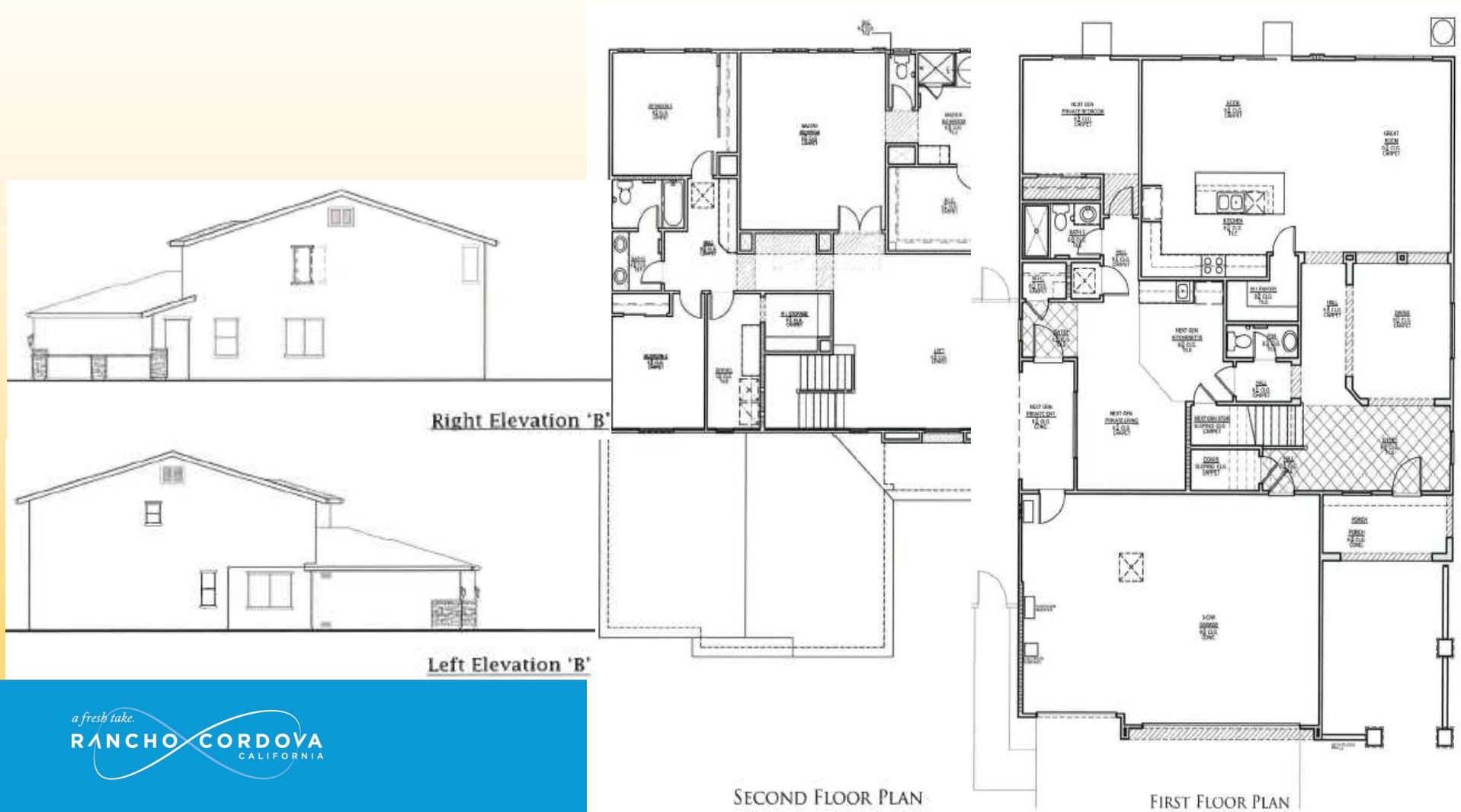


Main Level Floor Plan

Plan 9 (3427) Elevation

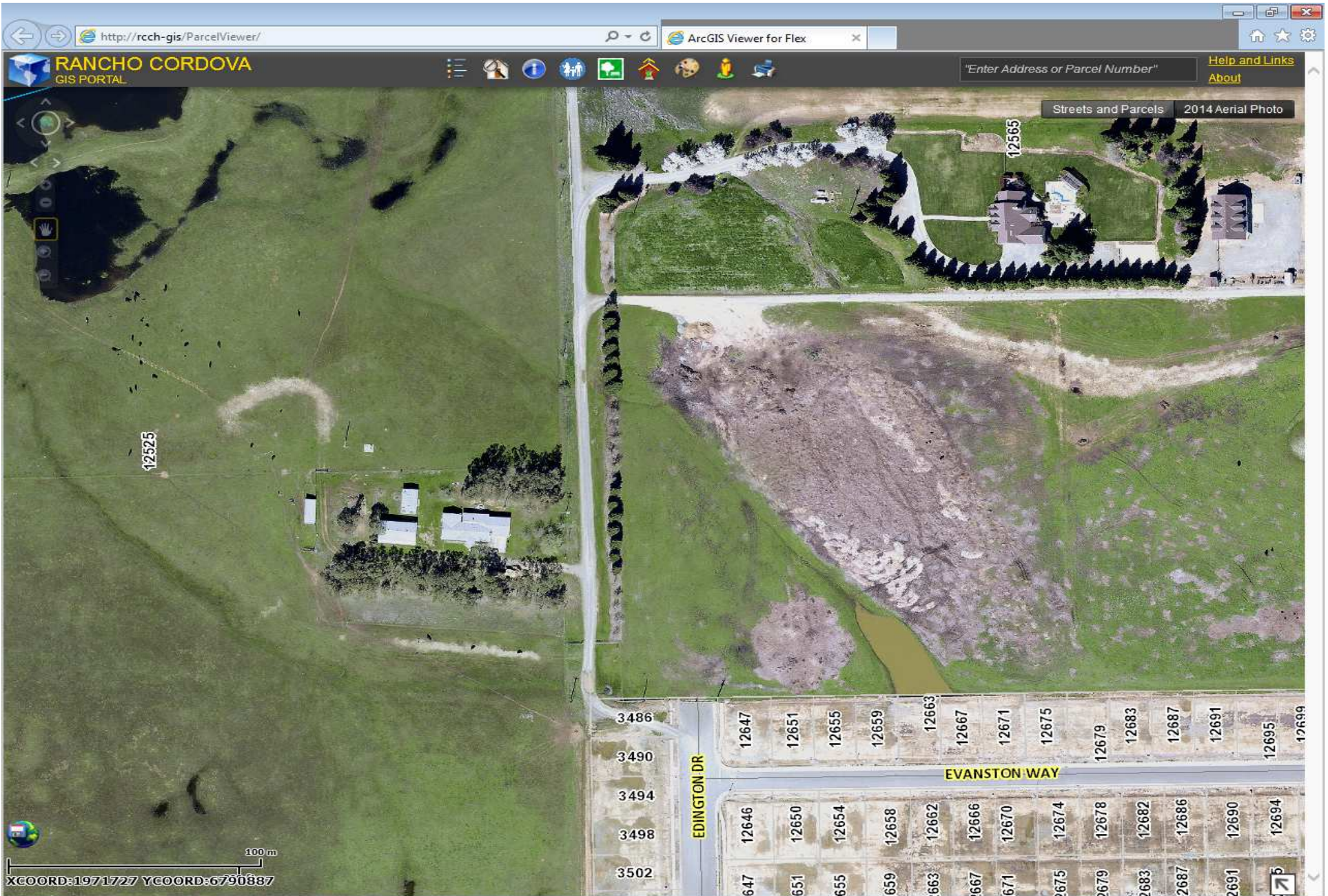


Plan 9 (3427) Floor Plan



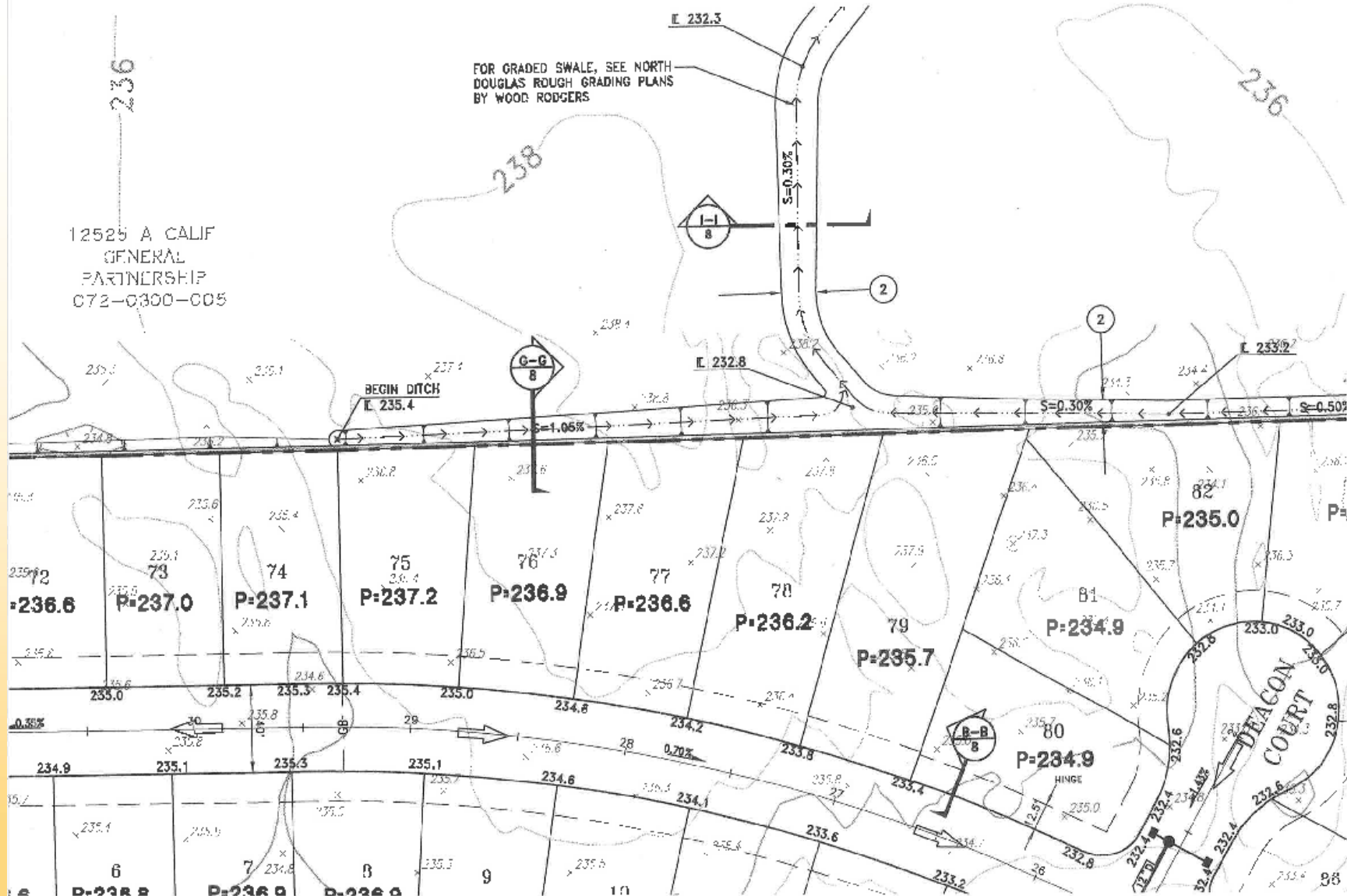
Questions??





12525 A CALIF
GENERAL
PARTNERSHIP
072-0300-005

FOR GRADED SWALE, SEE NORTH
DOUGLAS ROUGH GRADING PLANS
BY WOOD RODGERS



MEMORANDUM

DATE: February 2, 2015

TO: Honorable Mayor and Council Members

FROM: Brian S. Nakamura, City Manager
Joe Chinn, Assistant City Manager



SUBJECT: DISCUSSION OF PROPOSED SCHEDULE FOR TOWN HALL MEETINGS RELATED TO MEASURE H PROGRAM AND DRAFT CRITERIA AND PROCESS FOR PROJECT APPLICATIONS

RECOMMENDATION

Staff to provide an update to City Council on the proposed schedule for Town Hall meetings related to the Measure H program and receive input from City Council on draft criteria and process for project applications requesting Measure H funds.

RESULT OF RECOMMENDED ACTION

Council input will provide direction to staff related to the upcoming Town Hall outreach meetings and Measure H funding program that will be beneficial as we begin the outreach process.

BACKGROUND

In November 2014, Rancho Cordova voters approved Measure H, a one-half of one percent (0.50%) transaction and use tax. The City Council and senior management staff gathered together onsite for an annual two-day retreat on January 6 and 7. The main focus of the retreat this year was implementing Measure H in order to address the Rancho Cordova community priorities.

The Measure H sales tax is scheduled to go into effect on April 1, 2015, and the desire is to put money to work in improving the community as soon as possible. There is much to do in a short amount of time. The City anticipates receiving approximately \$1.1 million in revenues from this tax in the current fiscal year and approximately \$7 million in Fiscal Year 2015-16.

The City Council invited citizens and representatives of community groups and local government entities to the January retreat and approximately 40 people attended beyond City Council and staff. City Councilmembers were able to hear from a cross-section of the community and then provide their thoughts. From that discussion, an outline was developed of the Measure H schedule, process, and the project criteria Council will use to select Measure H projects.

The City Council expressed a strong desire to engage in a dialogue with our citizens about the community and Measure H before determining how to spend the funds for fiscal year 2015-16 which begins July 1, 2015. There are currently 13 Town Hall community engagement meetings

scheduled at schools and other sites throughout the community beginning February 25 going through mid-April. Dates and times have been confirmed for meetings at ten schools (with Sunrise Elementary having two), in addition to two meetings in City Hall for community organizations that do not have a direct tie to a specific neighborhood (see **Attachment 1**). Staff is still pursuing a possible additional meeting in the Lincoln Village area. The City website will be updated as any new meetings are added or changes to the schedule occur.

Following the community meetings, there will be an application filing period from April 15 through June 1 that community groups and other organizations can request money for Measure H funding. The current schedule calls for the City Council to decide which projects to fund for FY 2015-16 at the July 6 Council meeting.

Based on the retreat discussion, staff prepared the attached draft of the Measure H project guidelines and selection criteria (see **Attachment 2**) for Council review and input. It was requested by City Council that the program guidelines and selection criteria stay as a draft as we go through the community meetings and following the meetings there may be refinements as a result of the input received at those community forums.

City Council has expressed a strong desire to keep the accounting for Measure H revenues and expenses separate from other City funds. Staff is in the process of creating a new fund for tracking Measure H funds which will be complete prior to the City receiving any Measure H funds.

Council also determined that it is important that the community see the benefits of Measure H as soon as possible. Staff brought forward a proposal and received Council input at the January 20 Council meetings for projects we can spend on this fiscal year (by June 30, 2015). The projects being proposed include funding for: public safety (Police personnel and technology tools but could include funding for Neighborhood Services and other departments related to public safety); community investment in public infrastructure and in projects/programs supporting culture and creative opportunities; an education and academic advancement liaison; and funds to leverage additional opportunities that address community priorities. We will look to finalize the projects to be funded this fiscal year within the next 45 days.

Staff looks forward to receiving comments and feedback from the Council on the two attachments and the Town Hall meeting and Measure H process.

ATTACHMENTS

1. Proposed Measure H Town Hall meeting schedule.
2. Draft Measure H project guidelines and selection criteria.

ATTACHMENT 1**TOWN HALL MEETING SCHEDULE**

Cordova Villa Elementary, 10359 South White Rock Road
February 25, 6:00 – 7:30 p.m.

White Rock Elementary, 10487 White Rock Road
February 26, 6:00 – 7:30 p.m.

Cordova Meadows Elementary, 2550 La Loma Drive
March 3, 6:00 – 7:30 p.m.

Cordova Gardens Elementary, 2400 Dawes Street
March 5, 6:00 – 7:30 p.m.

Rancho Cordova Elementary, 2562 Chassella Way
March 12, 6:00 – 7:30 p.m.

Peter J. Shields Elementary, 10434 Georgetown Drive
March 17, 6:00 – 7:30 p.m.

Riverview STEM Academy, 10700 Ambassador Drive
March 18, 6:00 – 7:30 p.m.

Williamson Elementary, 2275 Benita Drive
March 25, 6:00 – 7:30 p.m.

Navigator Elementary, 10679 Bear Hollow Drive
March 27, 6:00 – 7:30 p.m.

Sunrise Elementary, 11821 Cobble Brook Drive
March 30 and 31, 6:00 – 7:30 p.m.

Community Organizations, Rancho Cordova City Hall, 2729 Prospect Park Drive
April 8, 10:00 –11:30 a.m. & 6:00 – 7:30 p.m.

For additional information and other meetings, visit www.CityOfRanchoCordova.org.

ATTACHMENT 2**DRAFT MEASURE H PROJECT GUIDELINES AND SELECTION CRITERIA**

To enhance City services, facilities and programs, Rancho Cordova residents approved Measure H in November 2014. In passing Measure H, the voters approved a one-half (½) percent increase to the City's sales tax rate.

The City of Rancho Cordova takes pride in offering a variety of opportunities for residents, businesses, civic and faith based organizations to take part in improving the future of our city by increasing the funding available for community-led projects. To achieve this objective, a portion of the funding generated by Measure H is available to projects proposed by individuals and organizations.

The following set of criteria will guide the City's evaluation and selection of projects to receive Measure H funds:

- Community Pride - The project should create pride by making residents happy to call Rancho Cordova their home.
- Civic Engagement - Projects should promote opportunities for civic engagement because the City views stakeholder involvement is crucial to citywide success.
- Quality of Life- The City encourages projects that provide a socio or economic benefit to the City by promoting community relations, residents' well-being, attracting new businesses and providing jobs for the City.
- Public Safety - Attention is given to improving public safety to promote the welfare of our community.
- Arts and Culture - The City continues to seek projects that support the arts as a positive outlet for self-discovery and inquiry.
- Children and Youth - The City seeks projects that support the growth and development of children and youth.

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

- Leverage - Consideration is given to projects that make use of existing funding, resources, and partnerships to further embolden delivery of these services to enhance scope and outcomes.
- Return on Investment - Consideration is also given to projects that provide greater community benefits and economic value compared with their associated costs.
- Capacity - Projects will be deemed impractical without a project team, either an individual(s) or organization, able to demonstrate capacity to carry out the project.
- Project Goals and Metrics - To examine the outlook of project success and focus the team's efforts, the project team must clearly define and state their goals and outline the metrics by which progress in reaching goals can be assessed.
- Timeline - The project team must also develop a timeline for meeting the project goals to ensure the project can be accomplished within a finite period of time.

ATTACHMENT 2**DRAFT MEASURE H PROJECT FUNDING REQUEST APPLICATION**

Project Description – Please describe the project and how it benefits the community based on the City’s Measure H Project Guidelines and Selection Criteria.

Project team – Please list individuals or organizations responsible for the development and delivery of the project.

Project Goals – Please clearly state goals, and outline metrics by which progress in reaching goals can be assessed and the project team’s efforts can be focused.

Funding Request – Please identify the following:

- Total Project cost
- In-kind contributions - Please provide a list of available resources and the estimated amount of time dedicated to the project
- Matching Funds
- Total Measure H funds requested

Project Schedule – Please identify the project timeline and anticipated start and completion date.

DRAFT

Town Hall Meetings and Measure H

February 2, 2015

Town Hall Meeting Schedule

- Cordova Villa Elementary, February 25
- White Rock Elementary, February 26
- Cordova Meadows Elementary, March 3
- Cordova Gardens Elementary, March 5
- Rancho Cordova Elementary, March 12
- Peter J. Shields Elementary, March 17
- Riverview STEM Academy, March 18
- Williamson Elementary, March 25
- A.M. Winn Elementary, March 26
- Navigator Elementary, March 27
- Sunrise Elementary, March 30 and 31
- Community Organizations, City Hall, April 8, 10 a.m. & 6 p.m.

All meetings start at 6 p.m. unless otherwise stated

Draft Measure H

Project Selection Criteria

The following set of criteria will guide the City's evaluation and selection of projects to receive Measure H funds:

- Community Pride
- Civic Engagement
- Quality of Life
- Public Safety
- Arts and Culture
- Children and Youth

Draft Measure H Project Process

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

- Leverage of other funding, resources, and partnerships
- Return on Investment
- Capacity to carry out the project
- Project Goals and Metrics
- Timeline to ensure accomplish in a finite period of time

